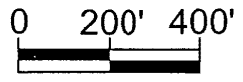


NOTE:
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

OFFICE AND DENTAL LAB

C-36C-01



Pt. Of 165-A-27
 VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 17, 2001

Virgil R. Hazelett, P.E.
County Manager

RE: Conditional Rezoning Case C-36C-01

Mr. Paul R. Stanovick
4129 Fox Hunter Lane
Mechanicsville, VA 23111

Dear Mr. Stanovick:

The Board of Supervisors at its meeting on July 10, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to O-2C Office District (Conditional), part of Parcel 165-A-27 described as follows:

Commencing at the Point of Beginning, thence N 20° 46' 57" E, a distance of 264.27"; thence N 15° 37' 42" E, a distance of 112.72"; thence S 19° 40' 29" E, a distance of 713.57"; thence N 55° 55' 52" W, a distance of 445.85"; thence N 14° 41' 21" W, a distance of 80.30" to the Point of Beginning containing 2.307 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated June 26, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The building constructed on the property shall have exposed exterior walls above finished grade predominantly of face brick, but other materials such as natural stone, glass, decorative block or dryvit may be used to accent the appearance and provide architectural detail to the building.
2. All sides of the building shall be similar in architectural treatment, appearance and quality of materials.
3. Except in the area of the courtyard, a twenty (20) foot landscape buffer shall be provided along the northeast property line and shall remain as long as the adjacent property is zoned for agricultural or residential uses. Fifteen (15) foot landscape buffers shall be provided along both Williamsburg and Whiteside Roads. Best efforts shall be made to preserve the existing vegetation within all of the landscape buffers.
4. No building constructed on the property shall be the greater of two (2) stories or thirty (30) feet in height.

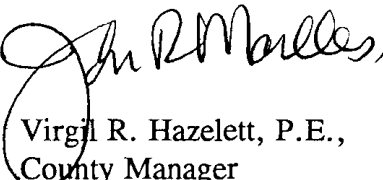
Mr. Paul R. Stanovick
July 17, 2001

2

5. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The lighting shall be from a concealed source and shall be reduced to minimum security levels after business hours.
6. All roof top heating and air conditioning equipment shall be appropriately screened from public view from adjacent properties and public streets.
7. All proposed utility lines such as electric, telephone, CATV or other similar uses shall be installed underground.
8. Freestanding signs shall not exceed six (6) feet in height and signage shall be limited to monolithic type signs, attached signs and directional signs.
9. All trash receptacles shall be screened with materials compatible with the proposed office building.
10. The enforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Ruth M. Hofmeyer
Ms. Hattie H. Muller
Engineering Design Assoc.