

O-1 to O-2C
.3902 Ac.

REZ2020-0001
Zoning
 Electrical Contractor Office
 Fairfield District
 400
 PS November 2019 Ref: 784-753-4738



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

February 18, 2020

First of Virginia, LLC
11442 Hillcrest Road
Hanover, VA 23069

Re: Rezoning Case REZ2020-00001

Dear Ms. Stratiou:

The Board of Supervisors at its meeting on February 11, 2020, approved your request to rezone from O-1 Office District to O-2C Office District (Conditional) Parcel 784-753-4738 containing .39 acres located on the west line of Brook Road (U.S. Route 1), approximately 450' south of its intersection with Villa Park Drive, described as follows:

PARCEL ONE (7518 Brook Road):

ALL that certain lot, piece or parcel of land, with improvements thereon and the appurtenances thereto belonging, lying and being in the Fairfield District, County of Henrico, Virginia, designated as Lot 25, Block F, Section 1, on the plat of the property of the Land Company of Virginia, Incorporated, known as Stuart Ridge, which plat is duly recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia in Plat Book 13, page 108, to which plat reference is hereby made for a more particular description of the property.

PARCEL TWO (7520 Brook Road):

ALL that certain lot, piece or parcel of land, with improvements thereon and the appurtenances thereto belonging, lying and being in the Fairfield District, County of Henrico, Virginia, designated as Lot 26, Block F, Section 1, on the plat of the property of the Land Company of Virginia, Incorporated, known as Stuart Ridge, which plat is duly recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia in Plat Book 13, page 108, and also as shown in Deed Book 235-A, page 349, fronting fifty (50) feet on Brook Road (formerly Brook Turnpike) and described according to said plat as follows:

BEGINNING at a point on the western line of Brook Road (formerly Brook Turnpike) distant thereon two hundred forty-one and thirty-seven-one hundredths (241.37) feet south of the southern line of Beaufort Avenue and from said point of beginning extending southwardly along and fronting on the western line of Brook Road (formerly Brook Avenue) fifty (50) feet, and from said front extending back westwardly between parallel lines, one

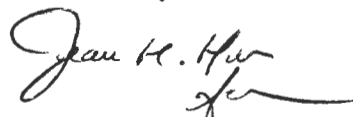
hundred and seventy (170) feet, more or less, to an alley in the rear, sixteen (16) feet wide.

The Board of Supervisors accepted the following proffered conditions, dated December 11, 2019, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Buildings.** No new development beyond the existing three buildings nor the expanding of their individual footprints shall be permitted on the Property, unless approved by the County. This proffer shall not preclude the replacement of an existing building in the event of a fire or other catastrophic event subject to section 24-8.
2. **Use Restrictions.** The use of the Property will be restricted to office or childcare use only.
3. **Exterior Lighting.** Shall be reduced to a minimum necessary for security purposes after permitted business hours.
4. **Signage.** Business signs and lighting shall adhere to 0-2 Office District sign regulations.
5. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukias
County Manager

pc: Director, Real Estate Assessment
Police, Special Services