



C-15C-80

SCALE
0 100 200'

85-BI-15
TUCKAHOE DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

May 19, 1980

Re: Conditional Rezoning Case C-15C-80

Williamsburg Homes, Inc.
2702 Parham Road
Richmond, Virginia 23229

Gentlemen:

At its meeting on May 14, 1980, the Board of Supervisors accepted the owner's substitute proffered conditions and conditionally rezoned the subject property from R-2A One Family Residence to R-6 General Residence District in accordance with your request and the Planning Commission's recommendation.

The subject property, part of tax parcel 85-B1-15, is described as follows:

Beginning at a point on the W. side of Three Chopt Road 190' +/- west of the W. line extended of Parham Road; thence S. $40^{\circ} 22'$ W., 112.0' to a point; thence S. $3^{\circ} 47' 35''$ E., 98.0' to a point; thence S. $86^{\circ} 12' 25''$ W., 40.0' to a point; thence S. $3^{\circ} 47' 35''$ E., 80.0' to a point; thence S. $38^{\circ} 19' 25''$ E., 61.95' to a point; thence S. $58^{\circ} 04' 10''$ W., 568.14' to a point; thence N. $31^{\circ} 55' 50''$ W., 326.54' to a point; thence N. $56^{\circ} 37' 30''$ E., 17.81' to a point; thence N. $58^{\circ} 20'$ E., 769.13' to a point on the W. line of Three Chopt Road; thence S. $29^{\circ} 22'$ E., 43.65' along the W. line of Three Chopt Road to a point; thence S. $34^{\circ} 38'$ E., 46.17' along the W. line of Three Chopt Road to the point of beginning, containing 5.0 acres.

The following proffered conditions accepted by the Board of Supervisors further regulate the subject property by augmenting all other regulations of Zoning Ordinance No. 179:

1. No structure or building constructed or placed on the subject parcel shall exceed 35 ft. in height as measured from the average level of the finished grade at the front or rear building line whichever measurement is more restrictive nor shall any structure or building exceed in any event three stories. This 35 ft. height restriction shall not apply to chimneys, elevator penthouses, water towers, mechanical equipment or similar accessory devices necessary for the operation of the building placed on the top or roof of any structure or building except that such accessory structures and devices shall in no event exceed 45 ft. in height from the ground level pursuant to the procedures for measuring as heretofore outlined.
2. Any mechanical equipment, water tanks, or other accessory devices placed at the top of any structure or building shall be architecturally treated to shield said devices so as to minimize visual and audible impact to adjacent properties.

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3. No lighted or unlighted signs, lettering or other identification, logos or symbols shall be placed on any structure or building on the subject parcel abutting said parcel's western boundary, nor shall any sign or other identification device facing west be at a height greater than 10 ft. This (sic) restrictions shall not prevent an identification sign being erected at any entrance or exit way to the subject parcel along Three Chopt Road.

4. No structure or building on the subject parcel shall have any side abutting or reasonably visible to the property's western boundary line illuminated and all other exterior lighting shall be shielded, low profile and of low intensity so as to minimize any illumination of adjacent property to the west of subject parcel except as required by the County of Henrico.

5. A natural buffer area of no less than 25 ft. in width planted in evergreens or other suitable vegetation as approved by Henrico County shall be maintained along the subject parcel's western boundary line except that at a point beginning at Three Chopt Road and extending 75 ft. to the south along the parcel's western boundary line, said buffer area may be narrowed if required by Henrico County to facilitate safe ingress and/or egress from the site.

#5 Deleted by proffer C-53C-81.

6. Subject parcel shall not be used for residential purposes nor as a tourist home, motel, hotel, club, fraternity, sorority, lodge, general hospital, sanatorium, rest home or funeral home.

7. Any structure or building constructed or placed on the subject parcel shall be of uniform architectural treatment and exterior construction on all exterior sides.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Max H. Goodloe, Jr.
✓ Conditional Zoning Index