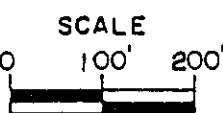


C-51C-80



94-B2-18
THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

October 13, 1980

Re: Conditional Rezoning Case C-51C-80

Pl. 9A-BZ-18

The Libbie Group
4900 Augusta Avenue
Richmond, Va. 23230

Gentlemen:

At its meeting on October 8, 1980, the Board of Supervisors accepted the proffered conditions and conditionally rezoned from R-3 One Family Residence to R-5 General Residence District, the following described property:

Beginning at a rod on the E. line of Libbie Avenue and the N. line of Fitzhugh Avenue; thence extending along the E. line of Libbie Avenue N. $42^{\circ} 21' 40''$ E., 300' to a rod; thence along a curve to the left with a radius of 1909.86'; a distance of 155.06' to a point on the W. line of a 16 foot alley; thence S. $38^{\circ} 25' 45''$ E., 143.20' to a rod; thence along a curve to the left with a radius of 1909.86'; 199.93' to a rod on the E. line of a 16 foot alley; thence S. $41^{\circ} 52' 05''$ W., 300.92' to a rod on the N. line of Fitzhugh Avenue; thence along a curve to the right with a radius of 2258.60'; 108.06' to a point; thence along a curve to the right with a radius of 1986.42'; 318.60' to a rod; thence N. $32^{\circ} 42' 22''$ W., 74.43' to a rod on the E. line of Libbie Avenue and the point of beginning, containing 3.402 acres.

In addition to all applicable regulations of Zoning Ordinance No. 179, set forth below are the proffered conditions which also are applicable to and regulate the rezoned property:

1. In order to encourage and facilitate appropriate use of off-street parking, the primary access to buildings shall be from the parking area which shall be located in the interior of the lot.
2. Buildings constructed on the site shall not exceed three stories, or 35 feet in height.
3. There shall be no access to the property from the alley bordering the property on the east.
4. There shall be not less than a 50-foot buffer strip along the eastern boundary of the property. The buffer will be maintained in a natural state except as may be required for installation of utilities and services.
5. Buildings on the property will be of a colonial/residential design similar to that used at Village Square, Bon Air, Virginia. No individual building will exceed 16,500 square feet in floor area and the total square footage in the project will not exceed 33,000 square feet of floor area.

The Libbie Group
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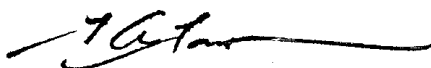
6. No building shall be constructed along Fitzhugh Avenue within 100 feet of the alley bordering the property on the east.

7. No ingress/egress driveway shall be constructed on Fitzhugh Avenue within 100 feet of the alley bordering the property to the east unless otherwise required by the County of Henrico.

8. The following uses have been deemed inappropriate for the property and are prohibited: (a) use for residential property, (b) use for tourist homes and motels, (c) use of a meeting place for clubs, fraternities or lodges, (d) use for medical offices, and (e) use for dental offices.

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Joseph Stettinius
Mr. Alexander Hamilton
✓ Condition Zoning Index