



C-41C-81 ----- 93-BI-49
C-42C-81 ----- 93-BI-99,17,39,51,75
C-43C-81 ----- 93-BI-104
 ----- 94-AI-12,14 and pts. of others

THREE CHOPT
 0 200' 400'
 DISTRICT

CRESTVIEW
ELEM.
SCHOOL



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 15, 1981

Re: Conditional Rezoning Case C-41C-81

Mr. Jay Weinberg
P. O. Box 12085
Richmond, VA. 23230

Dear Mr. Weinberg:

At its September 9, meeting, the Board of Supervisors accepted the amended and restated proffered conditions offered on behalf of the property owner and conditionally rezoned from R-3 One Family Residence to R-6 General Residence District the below described property in accordance with your request and the recommendations of the Planning Commission.

The property, identified as part of tax parcel 93-B1-49, is described as follows:

Beginning at a point on the N. line of Forest Avenue, 20.39' west of the intersection of the N. line of Forest Avenue extended and the west line of Burrelltown Road extended, thence S. $80^{\circ} 22' 00''$ W., a distance of 227.78' to a point; thence N. $2^{\circ} 02' 29''$ E. a distance of 90.69' to a point; thence N. $53^{\circ} 24' 06''$ E., a distance of 310.81' to a point on the W. line of Burrelltown Road; thence S. $1^{\circ} 58' 31''$ W., a distance of 214.16' to a point on the W. line of Burrelltown Road; thence along the arc of a curve to the southwest, having a radius of 25', a distance of 34.21' to the point of beginning, containing +- .91 acre.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the above described property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance).

1. No portion of the property shall be used for apartments or multi-family residential units. 2. The exterior treatment of any office building constructed on the Property shall be the same on all sides. Roof lines of each building shall have design consistency on all of its sides. 3. To the extent practicable, parking and vehicular access layouts on individual sites on the Property shall be designed so as to permit interconnection between the Property and adjoining sites, and the use of common entrance/exits so as to minimize traffic conflict points along Forest Avenue, as required or approved by the Planning Commission at the time of Plan of Development approval. 4. Lighting in parking lots shall be of low intensity, shall be positioned in such manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission. 5. Landscaping, fencing or other type of buffering will be provided as required or approved by the Planning Commission at the time of Plan of Development approval, to properly buffer or screen development on the Property from adjacent single family homes.

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Mr. Jay Weinberg
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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
✓ Conditional Zoning Index
Estate of George G. Burkhardt