

157

A-1

HUNGARY ROAD

ROAD

R-5

POOL

RTH

FAIRLAKE LANE

A-1

FAIRLAKE

R-5

CROWNAL ST.

FAIRLAKE

157

MEADOWGREEN

SUNDIAL CT.

BRIGHTWAY

A-1 TO O-1C
1.48 AC.

KINGFIELD WOODS CIR.

RTH

MEADOWGREEN

MEADOWGREEN ROAD

ROAD

WOODS

GREENMEADOWN

HUNTINGTON

GREENMEADOW CIR.

GREENFORD DR.

R-3

A-1

NORMAC RD.

HURON AVE.

COUNTY OF HENRICO PLANNING OFFICE

C-8C-82

SCALE

86-A1-19

0 100' 200' THREE CHOPT DISTRICT

1A C

September 22, 1993

Mr. Monte Lewis, P.E.
E. D. Lewis and Associates, P.C.
2116 Spencer Road
Richmond, Virginia 23230

Re: C-8C-82
Proffer #4
and POD-99-90

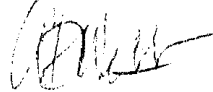
Dear Mr. Lewis:

This is in response to your September 15 letter in which you request interpretation of Proffer #4 of rezoning case C-8C-82 as to whether it permits an additional 12,000 square feet of office floor area to be constructed at 4001 Springfield Road.

We have reviewed this matter and have determined that the cited Proffer #4 limits total floor area (improvements on the site as reflected by the Real Estate Assessment office) to a total of 12,000 square feet of floor area. Therefore, the size of the proposed building must be limited to 12,000 square feet less the estimated 2,250 square feet in the existing building (calculation based on nine required parking spaces at the rate of one per each 250 square feet of floor area). Thus, approximately 9,750 square feet of new construction is permitted.

I trust that this information will permit you to proceed with preparation of POD documents.

Sincerely,



A. D. Webb, C.L.A., A.S.L.A.
Principal Planner



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

June 14, 1982

Re: Conditionally Rezoning Case C-8C-82

Ms. Nancy W. Holzgrefe
c/o Mr. Edward E. Willey, Jr.
8500 Mayland Dr.
Richmond, Virginia 23229

Dear Ms. Holzgrefe:

At its June 9, meeting the Board of Supervisors accepted the amended and restated proffered conditions and conditionally rezoned your subject property from A-1 Agricultural to O-1 Office District in accordance with your request and the recommendation of the Planning Commission.

Your rezoned property, Tax Parcel 86-A1-19, is described as follows:

Beginning at a point on the east line of Springfield Road, 1285.18' south of its intersection with the S. line of Hungary Road; thence N. $83^{\circ} 04' 50''$ E., 18' to a point; thence along a curve to the northeast with a radius of 25', 43.94' to a point on the S. line of Meadowgreen Road; thence along said S. line S. $86^{\circ} 13' 05''$ E., 239.74' to a rod; thence S. $3^{\circ} 51' 40''$ W., 245.81' to a pipe; thence N. $86^{\circ} 09' 15''$ W., 241.49' to a pipe on the E. line of Springfield Road; thence along said E. line N. $6^{\circ} 55' 10''$ W., 216.31' to the point of beginning, containing 1.48 acres +-.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico County. They are as follows:

1. Site development plan shall provide access to the property so as to safeguard exiting and entering movements thereto, and such access shall only be from Springfield Road, unless other or alternate access is required by the County Traffic Engineer and/or the Henrico Planning Commission.
2. Site development plan shall provide that all outdoor lighting will be low profile and directed in such a way as to avoid interfering in the adjacent property use.
3. Architecture on the site shall be residential in character and appearance, and compatible with adjacent residential structures.
4. Improvements shall be no more than two stories in height, and no more than 12,000 net rentable square feet will be constructed on the site.
5. Developer shall comply with all drainage, storm water retention, and storm water detention requirements of the County Public Works Department and/or the Henrico Planning Commission.

Ms. Nancy W. Holzgrefe
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June 14, 1987

6. Developer shall designate and perpetuate a 35-foot buffer area on the East line of the property, and the rear or side yard requirements of the county shall be included therein; such buffer area shall be designed and planted in accordance with Henrico Planning Commission approvals.

7. Developer shall use best efforts to preserve the natural plantings and cedar trees now located along the South line of the property.

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,



W. S. Dewhirst,
Acting County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Edward E. Willey, Jr.
✓ Conditional Zoning Index