

WESTBOURNE

R-3

R-5

R-3 TO O-1C
1.021 AC.

B-1

R-5

B-3

O-2

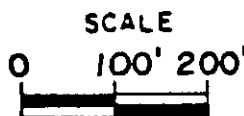
M-1

APTS.

OFFICES

COUNTY OF HENRICO PLANNING OFFICE
PT. 94 - B2 - 16

C-21C-84



THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 20, 1984

WILLIAM F. LaVECCHIA
Acting County Manager

Re: Conditional Rezoning Case C-21C-84

Mr. and Mrs. Willis F. Hutchens
c/o Mr. Gary R. Hershner
Hutchens & Hutchens, P.C.
1908 West Club Lane
Richmond, Virginia 23226

Dear Mr. and Mrs. Hutchens:

The Board of Supervisors at its meeting on June 13, 1984, accepted your amended proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-1 Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 94-B2-16:

Beginning at a point on the E. line of Libbie Avenue marking the northwest corner of Lot 4, Block P, Section E, Westbourne Subdivision; thence S. 52° 14' 00" E., 343.5+-' to a point; thence running along and fronting on Spencer Road S. 38° 24' 55" W., 102.4+-' to a point; thence along an arc to the right with a radius of 25 feet, 38.9 +- feet to a point; thence running along and fronting on Crestwood Avenue N. 52° 11' 51" W., 317.9 +- feet to a point; thence along an arc to the right with a radius of 15', 17.2+-' to a point; thence running along and fronting on Libbie Avenue N. 45° 43' 20" E., 111.1+- feet to the point of beginning, containing 1.021 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 (Zoning Ordinance). They are as follows:

1. Improvements to be limited to 10,000 square feet of office space with an additional 4,000 square feet for English basement.
2. Improvements to be offices with height to 25 feet at the peak of the roof (exclusive of chimneys).
3. There shall be no exposed block used in exterior construction.
4. Side yard planting to screen the rear of residential lots 1, 2, 3, and 4, Block P, Section E, Westbourne to be installed in conformity with plan approved by Henrico County Planning Commission at the time of POD approval.
5. Fence of traditional materials and of the highest legally permissible height to be erected along rear of residential lots 1, 2, 3 and 4, Block P, Section E, Westbourne.
6. Parking lot lighting to be low intensity and directly away from residential lots.


Mr. and Mrs. Willis F. Hutchens
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Placement of said lighting to be subject to the review of the Henrico County Planning Commission at the time of POD approval.

7. Improvements may face Libbie Avenue address, but no access from Libbie Avenue will be permitted.
8. Trees over (8") in diameter will be preserved on the site except where removal is necessary for construction of improvements or for utility installations.
9. The improvements shall be open to the general public Monday through Saturday no earlier than 8:00 a.m. and closing to the general public no later than 6:00 p.m. The improvements shall be closed to the general public on Sundays.
10. Any and all exterior air conditioner vents, ducts, and/or machinery shall be located no closer than thirty feet (30') from neighboring residential lots.
11. The attached Exhibit A is illustrative of a layout and architectural style which is in conformity with these Amended and Substituted Proffers. Should the property be developed in two (2) parcels, and therefore two buildings, all of these Amended and Substituted Proffers shall still apply and the aggregate rule of square feet of office space shall not exceed 10,000 square feet regardless of the number of office buildings constructed.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the amended proffers in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.
Acting County Manager

cc: Clerk, Board of Supervisors
Trustees of the Residuary
Trust of Estate of B. C. Cobb
Supervisor, Real Estate Assessment
Conditional Zoning Index