

COUNTY OF HENRICO PLANNING OFFICE
84-AI-81

BANK

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SCALE
100' 200'

TUCKAHOE DISTRICT
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COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 3, 1984

WILLIAM F. LaVECCHIA, P.E.

County Manager

Re: Conditional Rezoning Case C-52C-84

Dominion Federal Savings and
Loan Association
3852 Virginia Beach Blvd.
Virginia Beach, Virginia 23452

Gentlemen:

The Board of Supervisors at its meeting on July 25, 1984 accepted your amended proffered conditions and conditionally rezoned your property from O-1 Office to O-2 Office and R-3 One Family Residence District.

The property conditionally rezoned is described as follows:

Part of Parcel 84-A1-81 -

O-2C Zoning: (Parcel 1)

Beginning at a point on the S. line of Patterson Avenue approximately 210.76' west of its intersection with the W. line of Parham Road; thence S. $190^{\circ} 6' 15''$ W., 147.00' to a point; thence S. $86^{\circ} 00' 10''$ E., 72.51' to a point; thence S. $190^{\circ} 6' 15''$ W., 100' to a point; thence N. $70^{\circ} 53' 45''$ W., 20' to a point; thence S. $190^{\circ} 6' 15''$ W., 36.84' to a point; thence S. $76^{\circ} 16' 30''$ E., 154.14' to a point on the W. line of Parham Road; thence along the W. line of Parham Road, S. $190^{\circ} 6' 15''$ W., 25.11' to a point; thence N. $76^{\circ} 16' 30''$ W., 181.80' to a point; thence N. $190^{\circ} 6' 15''$ E., 64.55' to a point; thence N. $70^{\circ} 53' 45''$ W., 119.00' to a point; thence N. $190^{\circ} 6' 15''$ E., 201.99' to a point on the south line of Patterson Avenue; thence along the S. line of Patterson Avenue, S. $86^{\circ} 1' 30''$ E., 100.00' to the point of beginning.

R-3C Zoning: (Parcel 2)

Beginning at the point of intersection of the northern boundary of Lot 2, Hill and Dale Subdivision, Section D, and the E. line of Kevin Drive; thence along the E. line of Kevin Drive, N. $190^{\circ} 6' 15''$ E., 93.79' to a point; thence S. $70^{\circ} 53' 45''$ E., 119.00' to a point; thence S. $190^{\circ} 6' 15''$ W., 82.59' to a point; thence N. $76^{\circ} 16' 30''$ W., 119.53' to the point of beginning.

The Board of Supervisors accepted the following amended 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:

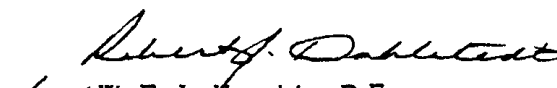
1. Parcel 1 shall be used only for uses permitted in an O-1 Office District and/or a Savings and Loan establishment, and uses accessory thereto.
2. Only one (1) principal structure shall be constructed on Parcel 1. The permitted structure shall be located on Parcel 1, substantially as shown on Sheet 1 of plans entitled "Dominion Federal Savings & Loan", prepared by Edward H. Winks, a

professional corporation, a copy of which plans is included in the papers filed in this zoning matter. The exterior of the permitted structure shall be residential in character and similar in architectural treatment to the building shown on pages 2 and 3 of the aforesaid plans. The height of said structure shall not exceed 34 feet (exclusive of chimneys) measured from the lowest finished grade of the building, and shall not contain more than 5,000 square feet of usable finished floor area.

3. There shall be no vehicular or pedestrian access to or from Kevin Drive to or from Parcel 1, unless required by any governmental body.
4. A solid brick privacy wall approximately five (5) feet (three and one-half (3 1/2) feet in the front yard), shall be constructed and maintained along the western boundary of Parcel 1, and along a portion of the southern boundary of Parcel 1 extending in an easterly direction, approximately 100 feet from Kevin Drive, except to the extent that same may be required by the County of Henrico, Virginia, to set back from Patterson Avenue.
5. Landscaping shall be provided and maintained around such of the boundaries of the Property as may be required by the Planning Commission at the time of Plan of Development Approval, to properly buffer and screen development on the Property from adjoining single family residences, which landscaping shall include, but not necessarily be limited to, evergreen trees located outside of the brick wall described in proffer 4.
6. Exterior lighting shall be positioned in such manner as to minimize the impact of such lighting on adjacent residential properties and be of such type as required by the Planning Commission at the time of Plan of Development approval.
7. Any automatic teller machines installed on Parcel 1 shall be on the east or north side of the building constructed thereon.
8. Construction traffic shall not use Kevin Drive for access to Parcel 1.
9. Restrictive covenants applicable to Parcel 2, a copy of which have been filed with the papers in this matter, shall be recorded in the Clerk's office of the Circuit Court of Henrico County, within one week following the granting of the rezonings to which these proffered conditions relate.

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.
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. William I. Bendas
Mr. Webb Tyler, Youngblood, Tyler & Associates