

CHANGE OF PROFFERS

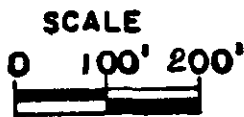
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**METRO BUS
COMPUTER
PARKING LOT**

85-A1-39,73 pt 40

COUNTY OF HENRICO PLANNING OFFICE

C-54C-85



**THREE CHOPT DISTRICT
J.A.S.**



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 17, 1985

W. F. LaVECCHIA, P.E.
County Manager

Re: Amendment of Proffered Conditions -
C-54C-85

Dr. Richard P. Sowers
Suite 202,
101 Buford Road
Richmond, Virginia 23235

Dear Doctor Sowers:

The Board of Supervisors at its meeting on December 11, granted your request to withdraw your amendment to Proffered Condition #2. The Board also granted your request to amend Proffered Condition 5 of Conditional Rezoning Case C-69C-80.

The following amended proffered condition 5 accepted by the Board of Supervisors further regulates the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

5. "The southern half of the property (which half includes Lots 1 and 2 of Parham Hills Subdivision) shall be used exclusively for purposes of buffering and providing road access to Gwinnett Road. A suitable, dense, evergreen screen of plantings will be maintained in a 25 foot wide buffer area along the eastern boundary line of Lots 1 and 2 which is parallel and adjacent to Lot 3, Block A, of Parham Hills, except to the extent required for the construction, operation and maintenance of utility easements, driveways or other purposes approved or required by the Planning Commission. Additional landscape screening will be provided on Lots 1 and 2, Block A, of Parham Hills, so to further buffer the Parham Hills residential subdivision from the applicant's structure. The existing plantings in the buffer area will be maintained to the best extent possible, and supplemental landscaping will be provided as approved or required by the Planning Commission at the Plan of Development approval. Underbrush, fallen, diseased or dead plants may be removed from the buffer area."

Dr. Richard P. Sowers
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December 17, 1985

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 proffered conditions in the Conditional Zoning Index.

Sincerely,

Robert H. Pahlert
for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Messrs. Charles E. Ayers, Jr. and
Glenn E. Ayers
Mr. Phillip J. Kennedy, Jr.
Mr. and Mrs. Alfred T. Dudley



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 27, 1985

W. F. LaVECCHIA, P.E.
County Manager

Re: Amendment of Proffered Conditions -
C-54C-85

Dr. Richard P. Sowers
Suite 202,
101 Buford Road
Richmond, Virginia 23235

Dear Doctor Sowers:

This is a correction of our letter to you dated December 17, 1985.

The Board of Supervisors at its meeting on December 11, granted your request to withdraw your amendment to Proffered Condition #2. The Board also granted your request to amend Proffered Condition 5 of **Conditional Rezoning Case C-1C-84**.

The following amended proffered condition 5 accepted by the Board of Supervisors further regulates the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

5. "The southern half of the property (which half includes Lots 1 and 2 of Parham Hills Subdivision) shall be used exclusively for purposes of buffering and providing road access to Gwinnett Road. A suitable, dense, evergreen screen of plantings will be maintained in a 25 foot wide buffer area along the eastern boundary line of Lots 1 and 2 which is parallel and adjacent to Lot 3, Block A, of Parham Hills, except to the extent required for the construction, operation and maintenance of utility easements, driveways or other purposes approved or required by the Planning Commission. Additional landscape screening will be provided on Lots 1 and 2, Block A, of Parham Hills, so to further buffer the Parham Hills residential subdivision from the applicant's structure. The existing plantings in the buffer area will be maintained to the best extent possible, and supplemental landscaping will be provided as approved or required by the Planning Commission at the Plan of Development approval. Underbrush, fallen, diseased or dead plants may be removed from the buffer area."

Dr. Richard P. Sowers
Page 2
December 27, 1985

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 proffered conditions in the Conditional Zoning Index.

Sincerely,

Robert J. Pallstadt
for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index ✓
Messrs. Charles E. Ayers, Jr. and
Glenn E. Ayers
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Mr. and Mrs. Alfred T. Dudley