



R-3 to O-2C  
4.73 ac.

MEDICAL OFFICE

COUNTY OF HENRICO PLANNING OFFICE

85-A2-18

C-7C-86



THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 19, 1986

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

Re: Conditional Rezoning Case C-7C-86

Mr. John G. Cametas  
1773 Parham Road  
Richmond, Virginia 23229

Dear Mr. Cametas:

The Board of Supervisors, at its meeting on February 12, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-2C Office District (Conditional).

The property conditionally rezoned is described as follows:

Parcel 85-A2-18:

Beginning at the point of intersection of the northern line of Fordson Road and the eastern line of Parham Road; thence N.  $42^{\circ} 19' E.$ , 415.81' to a point; thence S.  $52^{\circ} 37' E.$ , 520.00' to a point; thence S.  $37^{\circ} 23' W.$ , 414.26' to a point; thence N.  $52^{\circ} 37' W.$ , 555.63' to the point of beginning, containing 4.73 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. The proposed structures will be similar in architectural design and character to the structures shown on the copy of the drawings initialled by the owner and attached hereto as Exhibit A, (see case file) subject to such changes as shall be approved or required by the Planning Commission in approving the Plan of Development for the Property.
2. No portion of any office building shall be constructed within sixty (60) feet of the eastern or northern boundaries of the Property or within sixty (60) feet of the eastern right of way line of Parham Road, as determined at the Plan of Development hearing.
3. No building constructed on the Property shall exceed two (2) stories in height.
4. The site coverage ratio of the Property shall not exceed 50% in the aggregate nor shall the aggregate gross floor area exceed 43,000 square feet.
5. (a) A suitable dense evergreen screen of planting shall be maintained in a minimum of a thirty-five (35) feet wide area along the eastern boundary of the Property and along the easternmost two hundred (200) feet of the northern boundary of the Property, except to the extent required for the construction,

operation and maintenance of utility lines, driveways or other purposes approved or required by the Planning Commission. The existing plantings in the buffer area will be maintained to the extent reasonably practical and supplemental landscaping will be provided as approved or required by the Planning Commission at the Plan of Development hearing. Underbrush, fallen, diseased or dead plant growth may be removed from the aforesaid buffer area.

- (b) An opaque fence of a minimum of six feet in height shall be constructed along the eastern boundary of the Property as approved or required by the Planning Commission at the time of landscape plan review.
6. Parking lot lighting shall not produce a lighting intensity in excess of one-half (1/2) foot candle along the boundaries of the Property. Parking lot lighting shall be turned off after business hours (except when the parking lot is being used for church functions) and with the exception of minimum lighting requirements for security purposes.
  7. Exterior lighting on the structures shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and be of such type as approved or required by the Planning Commission, and after business hours will be reduced to a level sufficient for security and safety purposes.
  8. The use of the Property will be restricted to those uses permitted in an O-2 Office District with the exception that the Property shall not be utilized for any of the following:
    - a. Banks, savings and loan, or small loan establishments, drive-in or otherwise.
    - b. Funeral Home or undertaking establishments.
    - c. Child care center.
  9. No mobile sign shall be placed on the Property.
  10. A sidewalk shall be provided along the Parham Road frontage of the Property, as approved or required by the Planning Commission at the time of Plan of Development review.
  11. Owner shall not request or accept Certificates of Occupancy for more than 20,000 square feet of gross floor area prior to January 1, 1988.

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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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

*Robert D. Dallett*  
for W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg