



C-89C-86



COUNTY OF HENRICO PLANNING OFFICE
 92-BI-8
 BROOKLAND DISTRICT
 J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 16, 1986

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

Re: Conditional Rezoning Case C-89C-86

Mr. Max H. Pearson
7400 Midlothian Tpke.
Richmond, Virginia 23229

Dear Mr. Pearson:

The Board of Supervisors at its meeting on December 10, granted your request to conditionally rezone from R-3 One Family Residence to O-3C Office District (Conditional). In so doing, the Board denied the remainder of your request to rezone from R-3 One Family Residence to B-2C Community Business District (Conditional).

The portion of the request that was granted is described as follows:

Part of Parcel 92-B1-8:

O-3C Office District (Conditional)

Beginning at a point on the E. line of Hollybrook Avenue, approximately 657' north of its intersection with the N. line of Broad Street Road; thence N. $23^{\circ} 37' 06''$ E., 1016.65' to a point; thence N. $89^{\circ} 18' 15''$ E., 407.02' to a point; thence S. $23^{\circ} 37' 06''$ W., 1,175.07' to a point; thence S. $66^{\circ} 22' 54''$ E., 370.79' to the point of beginning, containing 9.44 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 exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property shall be of finished materials similar to the other exposed portions of exterior walls of such building in architectural treatment and materials and no exposed unfinished cinderblock shall be permitted.
2. A buffer area of a minimum width of twenty-five (25) feet shall be provided along the right-of-way line of Hollybrook Avenue (as such right-of-way line is finally determined at the time of plan of development review), except for utility easements, driveways or signage and except for other items required or approved by the Planning Commission at the time of plan of development review, or by any other governmental body or official thereof. Existing vegetation and underbrush may and fallen, diseased or dead plant growth shall be removed from the buffer area, and additional plantings may be added as determined to be necessary at the time of landscape plan review, to properly screen development on the Property from adjoining residential uses. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.

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3. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle along the boundary of the Property abutting Hollybrook Avenue. Parking lot lighting shall be reduced to no more than a security level, except during hours of service.
4. No mobile signs shall be placed on the Property.

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,

Angela G. Moore
for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Robins Shares, Inc.
Mr. Hubel Robins, Jr.
Mr. Walter R. Robins, Jr.