

COUNTY OF HENRICO PLANNING OFFICE

PT. 94-B2-16
THREE CHOPT DISTRICT

C-36C-87



JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 15, 1987

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

Re: Conditional Rezoning Case C-36C-87

Mr. Willis F. Hutchens
1908 West Club Lane
Richmond, Virginia 23226

Dear Mr. Hutchens:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone from O-1C Office (Conditional) to O-2C Office District (Conditional), described as follows:

Part of Parcel 94-B2-16:

Beginning at a point on the E. line of Libbie Avenue, at its intersection with the N. line of Crestwood Avenue; thence N. $45^{\circ} 43' 20''$ E., 111.07' to a point; thence S. $53^{\circ} 14'$ 343.57' to a point on the W. line of Spencer Avenue; thence S. $38^{\circ} 24' 55''$ W., 102.36' to a point; thence along the arch of curve to the southwest having a radius of 25', 38.99' to a point on the N. line of Crestwood Avenue; thence N. $52^{\circ} 14'$ W., 317.93' to a point; thence along an arch of a curve to the northwest having a radius of 15 feet, 25.64' to the point of beginning, containing 1.022 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. Building improvements shall not exceed an aggregate of 16,350 square feet of office space.
2. No building constructed on the Property shall exceed a height of thirty-two (32) feet, exclusive of mechanical equipment which shall be screened from public view in the manner provided for in the approved Plan of Development.
3. The front elevation of any building constructed on the Property shall be substantially similar in appearance to the front elevation shown on a drawing entitled "Libbie Law Center", prepared by Jones & Strange-Boston, a copy of which is submitted herewith. (See case file) There shall be no exposed block used in exterior construction, and the material used in the exterior construction of any building shall be the same on each side of such building.
4. Side yard planting to screen the rear of residential lots 1, 2, 3 and 4, Block P, Section E, Westbourne shall be installed in conformity with a plan approved by the Henrico County Planning Commission at the time of landscape plan approval.
5. A solid wood fence of a minimum of six (6) feet in height shall be erected along the rear of residential lots 1, 2, 3, and 4, Block P, Section E, Westbourne. Such fence shall be installed within ninety (90) days of the Henrico County Board of Supervisors approval of the request for rezoning to which these proffered conditions relate.

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6. Parking lot lighting shall be provided by concealed sources of light which shall be reduced to no more than a security level following the closing of offices on the Property. Parking lot lighting standards shall not exceed twenty (20) feet in height and their location on the Property shall be subject to review by the Henrico County Planning Commission at the time of Plan of Development approval.
7. Improvements may be oriented to Libbie Avenue, but no access from Libbie Avenue will be permitted.
8. Trees over eight (8) inches in diameter will be preserved on the site except where removal is necessary for construction of improvements, parking, driveways or for utility installations.
9. The improvements shall be opened to the general public Monday through Saturday no earlier than 8 a.m. and closed to the general public no later than 6 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 within the confines of the buildings.
11. Uses of the Property will be limited to those uses specified for an O-1 Office District in Sections 22-50.1 and 22-50.2 (Article XA) of the Henrico County Zoning Ordinance and the accessory uses permitted in connection therewith.
12. The fence referred to in paragraph 5 hereof shall be constructed of flat boards no narrower than four (4) inches each.
13. Pine trees of a minimum of six (6) feet in height shall be planted parallel to the fence referred to paragraph 5 hereof at intervals of no greater than ten (10) feet each.

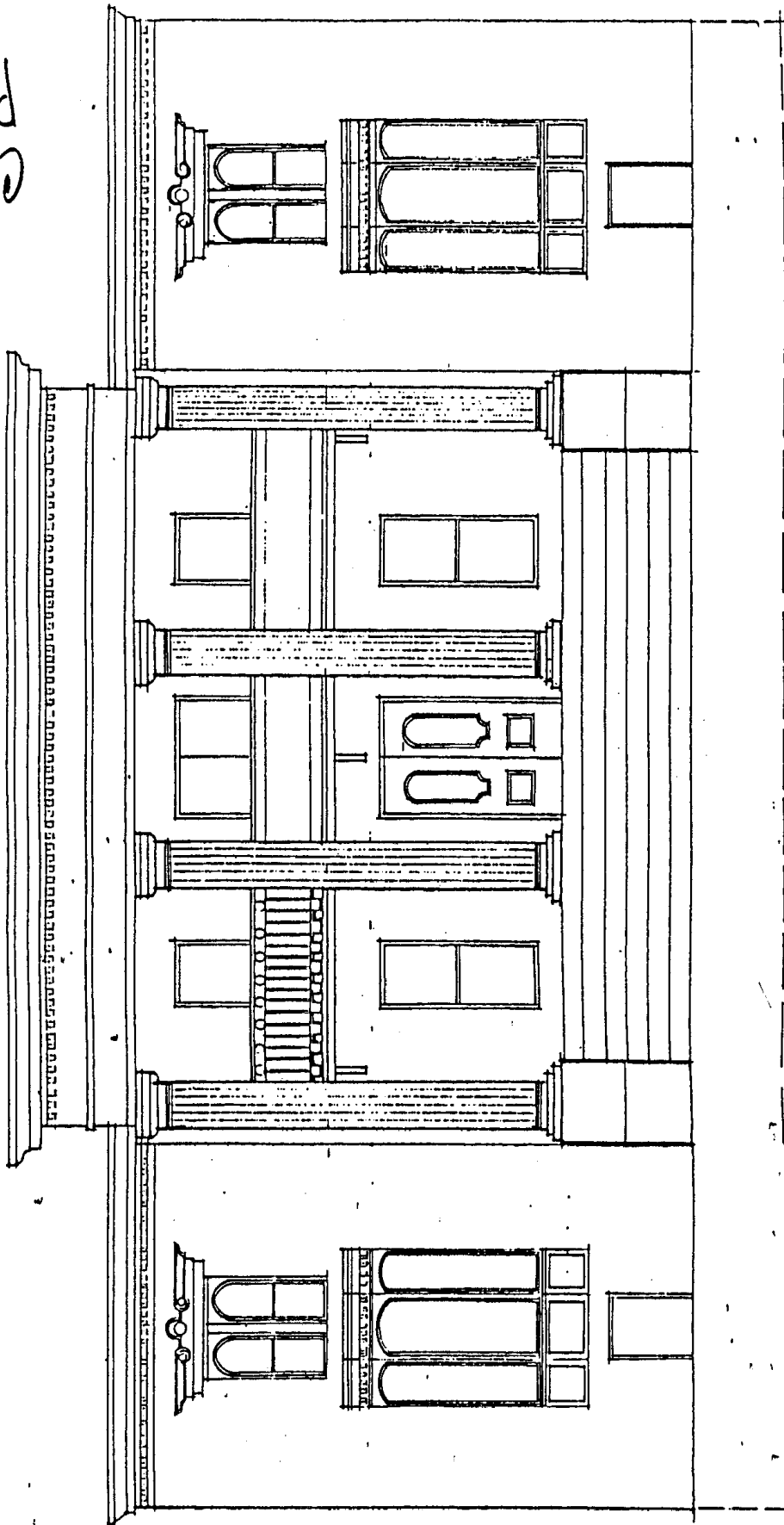
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

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

0-36C-87
PAPER 3
exhibit



LIBSIE LAW CENTER

0-36C-87