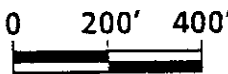


ELDERLY HOME

C-80C-87

COUNTY OF HENRICO PLANNING OFFICE

92-B1-43
BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 24, 1987

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

Re: Conditional Rezoning Case C-80C-87

Mr. Anthony J. Tedesco
80 W. Wieuca Road, Ste. 300
Atlanta, Georgia 30342

Dear Mr. Tedesco:

The Board of Supervisors at its meeting on November 18, granted your request to conditionally rezone from O-1 Office to R-6C General Residence District (Conditional), described as follows:

Parcel 92-B1-43:

Beginning at a point on the N. line of Parham Road, approximately 1,003' west of its intersection with the W. line of Hungary Spring Road; thence N. $00^{\circ} 3' 20''$ E., 798.66' to a point; thence N. $85^{\circ} 1' E.$, 264.40' to a point; thence S. $4^{\circ} 59' E.$, 59.0' to a point; thence S. $40^{\circ} 30' 42'' E.$, 43.01' to a point; thence S. $62^{\circ} 19' 40'' E.$, 90.22' to a point; thence S. $38^{\circ} E.$, 37.38' to a point; thence S. $29^{\circ} 40' 20'' W.$, 112.00' to a point; thence S. $4^{\circ} 23' 20'' W.$, 158.25' to a point; thence S. $6^{\circ} 00' E.$, 156.54' to a point; thence S. $21^{\circ} 24' 15'' E.$, 86.47' to a point; thence S. $6^{\circ} E.$, 88.94' to a point; thence N. $84^{\circ} E.$, 28' to a point; thence S. $6^{\circ} E.$, 85' to a point; thence along the center line of Rocky Branch, 46' +- to a point; thence N. $23^{\circ} 49' W.$, 42' to a point on the N. line of Parham Road; thence N. $86^{\circ} 21' W.$, 149.68' to a point; thence along the arc of a curve to the west having a radius of 2814.79', 182.47' to a point; thence S. $73^{\circ} 42'$, 43.0' to a point; thence along the arc of a curve to the northwest having a radius of 2,814.79', 163.59' to the point of beginning, containing 6.94 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. No building shall be constructed within fifty (50) feet of the right-of-way line of Parham Road (as such right-of-way line is determined at the time of Plan of Development review).
2. Vehicular access to the Property from Parham Road shall only be by way of the joint access drive serving the Property and Parcel 92-B1-10, as shown on the Henrico County Zoning Maps, unless otherwise required by any governmental body having jurisdiction with respect thereto.
3. The improvements to be constructed on the Property shall provide multi-family residential living accommodations and related services only for the elderly and/or convalescent and/or handicapped and/or disabled persons and their spouses, children, brothers, sisters or aides but in no event in excess of two (2) persons per bedroom. For purposes hereof, the term "elderly" shall mean persons fifty-five (55) years of age or older, one of such elderly persons must occupy each unit.

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4. No building constructed on the Property shall exceed four (4) stories in height, exclusive of decorative architectural embellishments.
5. Any portion of the Property which may be within the one hundred (100) year flood plain, as determined at the time of Plan of Development review, shall be used only for open space and passive recreational activities. No permanent or enclosed building (excluding buildings such as gazebos or shelters) or parking spaces shall be constructed within such portion of the Property.
6. The visible portions of any exterior building walls constructed on the Property shall contain a minimum of 25% brick.
7. There shall be at least one block fire wall with at least a two (2) hour fire rating between every eight (8) units. All the buildings shall be sprinklered and floors shall be of concrete and the buildings shall be constructed to the institutional building code standards rather than to a residential standard.
8. Buildings constructed on the Property shall be substantially of the same architecture and materials as shown on the North, South, East and West Elevation Drawings, (see case file) prepared by Aiken, Aiken & Sheetz, Architects, Atlanta, Georgia.

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