

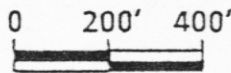
COUNTY OF HENRICO PLANNING OFFICE

APARTMENTS

PT. 11-AI-2

C-111C-88

VARINA DISTRICT



JAS

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-111C-88

Morge & Associates, IV  
823 Olive Drive  
Newport News, Virginia 23601

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from R-3 and R-4 One Family Residence to R-5C General Residence District (Conditional), described as follows:

Part of Parcel 11-A1-2 being part of Lots 2, 3, and 4, Block F, Section 8, Plan of Highland Springs, described as follows:

Beginning at a rod which is located on the eastern line of said Lot 3, 250' S. of the southern line of South Kalmia Avenue; thence S. 32° 53' E., 222.86' to a rod; thence N. 57° 7' E., 81.50' to a point; thence S. 32° 53' E., 114.47' to a rod; thence S. 23° 01' 37" W., 436.07' to a rod; thence S. 16° 11' 04" W., 178.03' to a rod; thence N. 32° 53' W., 523.54' to a rod; thence N. 34° 13' 39" E., 449.53' to the point of beginning, containing 4.538 acres.

The Board of Supervisors accepted the two attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,

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

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Robert N. Johnson, Esquire

1.17.89 Amended Proffers

1. All building shall be in two phases. The first phase shall commence <sup>any time</sup> after P.O.D approval and end <sup>not more than</sup> twelve months after <sup>commencement</sup> thereafter. Not more than thirty five units shall be constructed during the first phase. The second phase shall end <sup>sooner than</sup> twelve months after completion of the first phase. Not more than thirty units shall be constructed during the second phase.
2. There shall be a fifteen foot natural buffer along that portion of the property line adjoining single family residential property. There shall be constructed and maintained a five foot chain link fence along the outside portion of the property line adjoining single family residential property.

Worpe & Associates IV  
By *[Signature]*

C-111C-88

RECEIVED JAN. 12. 1989

ACCEPTED BY THE BOARD OF SUPERVISORS  
FEB. 8. 1989