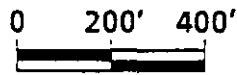


COUNTY OF HENRICO PLANNING OFFICE

MULTI-FAMILY

C-18C-88

pt. 9-B2-9
VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 17, 1988

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

Re: Conditional Rezoning Case C-18C-88

S & H Company
3400 Building, Suite 200
397 Little Neck Road
Virginia Beach, Virginia 23452

Gentlemen:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from R-4C One Family Residence (Conditional) to R-5C General Residence District (Conditional), property described as follows:

Part of Parcel 9-B2-9:

Beginning at a point on the E. line of a 50' unimproved road at the northwest corner of a parcel owned by Ritchie; thence N. $11^{\circ} 24' 34''$ E., 319.47' to the point of beginning; thence along the east line of the unimproved road N. $11^{\circ} 24' 34''$ E., 545.00' to a point on the S. line of Interstate I-64; thence along the S. line of I-64; N. $83^{\circ} 01' 57''$ E., 7.16' to a point; thence along a curve with a radius of 3552.34', a length of 360.77' and a delta of $5^{\circ} 49' 08''$ to a point; thence S. $86^{\circ} 08' 58''$ E., 310.05' to a point; thence N. $86^{\circ} 41' 39''$ E., 258.64' to a point; thence N. $78^{\circ} 12' 23''$ E., 15.27' to a point; thence leaving the S. line of I-64 S. $06^{\circ} 15' 11''$ W., 810.00' to a point; thence N. $83^{\circ} 44' 49''$ W., 180.00' to a point; thence S. $06^{\circ} 15' 11''$ W., 27.93' to a point; thence N. $76^{\circ} 57' 39''$ W., 373.72' to a point; thence N. $64^{\circ} 25' 36''$ W., 127.00' to a point; thence N. $33^{\circ} 25' 36''$ W., 318.00' to a point; thence S. $58^{\circ} 34' 24''$ W., 156.00' to the point of beginning, containing 15.45 acres of land.

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. There shall be no vehicular access to and from the property to or from Edenwood Subdivision.
2. The density to be no greater than 177 apartments.
3. Any three story buildings shall be constructed with two (2) hour non-combustible fire walls.
4. A 35' landscaped buffer as required or approved by the Planning Commission prior to occupancy permits being issued by the County of Henrico with an additional buffer a minimum of 30' and 35' to be left in its natural state except for the removal of damaged or dead material as located at the southern boundary and outlined on the attached plat marked "A" and "B" respectively. (See case file) Utility easements may run perpendicular through the landscaped buffer, but may not run parallel through the landscaped buffer.
5. A minimum 110' buffer to be left in its natural state except for the removal of dead and damaged material located at the western boundary of the property as marked "C" on the attached plat (Exhibit 1) (See case file).

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6. A 30' landscaped buffer as required or approved by the Planning Commission prior to the occupancy permits being issued by the County of Henrico located at the northern property line marked "D" on the attached plat (Exhibit 1) (See case file). The utility easements may run perpendicular to the landscaped buffer, but may not run parallel to the landscaped buffer.
7. A 15' landscaped buffer as required or approved by the Planning Commission prior to the occupancy permits being issued by the County of Henrico, within the required setbacks per the County of Henrico and located at the northeastern boundary of the existing lake shown as Area "E" on the attached plat (Exhibit 1) (See case file).
8. A 6 foot high fence of either chain link or wood, will be constructed and maintained along the western edge of the buffer, approximately 540 feet, marked as "C" on the attached plat (Exhibit 1) (See case file).

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, P.E., A.I.C.P.,
County Manager

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