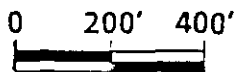


COUNTY OF HENRICO PLANNING OFFICE

OFFICE / BANK
C-65C-89



27-A1-51
VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 19, 1989

Re: Conditional Rezoning Case C-65C-89

Mr. Edwin H. Ragsdale
58 Colony Trail
Lanexa, Virginia 23089

Dear Mr. Ragsdale::

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone from R-6 General Residence to O-2C Office District (Conditional), described as follows:

Parcel 27-A1-51:

Beginning at a point on the north right of way line of South Laburnum Avenue approximately .3 miles west of Library Road; thence proceeding along the north right of way line of Laburnum Avenue along a bearing of S. 64° 58' 30" W., 219.19'; thence along the north right of way line of Laburnum Avenue along a curve with a radius of 3869.72', 37.85'; thence along a bearing of N. 25° 01' 30" W., 248.92'; thence along a bearing of N. 49° 50' 00" E., 266.27'; thence along a bearing of S. 25° 01' 30" E., 318.29' to the point of origin, containing 1.673 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).

1. All structures shall be of Colonial Design or shall be constructed of brick with all facades similar in appearance. All roofs shall appear to be pitched from Laburnum Avenue.
2. No exposed cinder or concrete block shall be permitted on the exterior of the building(s).
3. No buildings shall exceed 2 stories in height.
4. A twenty-five foot wide strip for landscaping shall be provided between the right-of-way line of Laburnum Avenue and any parking or driveway areas. This strip shall be penetrated only by a maximum of two entrances and by underground utility lines, and permitted signs. A minimum of twenty percent (20%) of the site shall be maintained as a green area for landscaping and grass.
5. A setback of 7 1/2 feet shall be provided between the eastern property line of this property and any driveway or parking area. This setback shall be provided and maintained as long as the adjoining property to the east of this parcel is zoned as an A district or an R district.
6. Lighting in the parking lots shall be produced from a concealed source and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent property.
7. All mechanical equipment shall be screened such that it is not visible from Laburnum Avenue.

Mr. Edwin H. Ragsdale
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8. At least one shade tree (of 2" minimum caliper as measured 6" above the ground and a minimum of eight (8) to ten (10) feet in height) shall be provided for each five parking spaces.

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,

Robert F. LaVecchia
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. Robert F. Nelson, Jr.