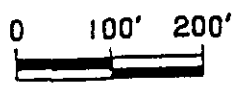


COUNTY OF HENRICO PLANNING OFFICE
85-BI-40 PT.58
 THREE CHOPT DISTRICT

MEDICAL OFFICE
C-11C-91



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 26, 1991

Re: Conditional Rezoning Case C-11C-91

Dr. George A. Oley, III
8921 Three Chopt Road
Richmond, Virginia 23229

Dear Doctor Oley:

The Board of Supervisors at its meeting on April 24, approved your request, however, such approval did not include the acceptance of Proffer 6 and deleted a portion of the parcel adjacent to Michaels Road. That portion of the property approved for rezoning totals 2.05 acres in size and is identified on the plat entitled "Survey Plat Showing Two Parcels of Land Situated at the Intersection of Three Chopt and Parham Roads" prepared by Jordan Consulting Engineers, P.C. (revised April 23, 1991). This property was conditionally rezoned from R-2 and R-3 One Family Residence to O-1C Office District (Conditional), being Parcel 85-B1-40 and part of Parcels 85-B1-58 and 60, Michaelshire, Block A, Part of Reserved Lot 3, described as follows:

Beginning at the point of intersection of the eastern right of way line of Three Chopt Road and the eastern right of way line of Parham Road; thence along the eastern right of way line of Parham Road N. 17° 20' 56" E., 250.74' to a point; thence leaving said right of way line in an easterly direction with five (5) courses and distances: (1) S. 46° 26' 12" E., 150.00' to a point; thence (2) thence S. 07° 19' 30" E., 75.72' to a point; (3) thence S. 29° 54' 00" E., 102.70' to a concrete monument found; (4) thence S. 16° 01' 31" E., 237.87' to a point; (5) thence S. 64° 24' 47" W., 159.78' to a 1/2" rod found on the eastern right of way line of Three Chopt Road; thence continuing with said line of Three Chopt Road in a northwesterly direction with three (3) courses and distances: (1) along a circular curve to the left having a delta angle of 01° 01' 07", a radius of 1465.40', and an arc length of 26.05' to a point; (2) thence N. 25° 42' 27" W., 199.32' to a point; (3) thence along a circular curve to the left having a delta angle of 06° 49' 35", a radius of 1179.00', and an arc length of 140.47' to the Point and Place of beginning and containing 2.05 acres more or less.

With the deletion of one proffer, the Board of Supervisors accepted the following twelve proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

68

Dr. George A. Oley, III
April 26, 1991

1. The principal uses on the property shall be limited to office/medical office.
2. The architectural treatment and materials shall be consistent with residential design and of a colonial/georgian architectural style. Except for windows, doors, and exterior trim, all exterior building walls shall be of brick.
3. No building constructed on the property shall exceed two (2) stories. The height of any building shall not exceed twenty five (25) feet measured from the average finished grade at the rear building line to the mean height level between eaves and roof ridge.
4. Only one point of ingress/egress shall be permitted along the Three Chopt Road right of way.
5. No ingress/egress shall be allowed to the Parham Road right of way.
6. A minimum of twenty-five (25) foot landscaped and natural buffer area shall be provided along the property line abutting the rear property line of the existing lots of Michaelshire Section A subdivision. A wooden privacy fence, a minimum eight (8) feet in height, with a tapered end treatment shall be installed along the property line within the twenty-five foot (25) buffer including the future rear property line of #8507 Michaels Road. At such time when the gross building area exceeds ten thousand (10,000) square feet, a brick wall a minimum of six (6) feet in height shall be installed along the property line abutting the rear property line of the existing lots of Michaelshire Section A Subdivision. A fifteen (15) foot landscaped and natural buffer area shall be provided along the existing right of way limits of Three Chopt Road and Parham Road. The limit of clearing of existing vegetation within the buffer area shall be shown on the plan to be approved by the Planning Commission at the time of P.O.D. review. Utility easements may only cross said buffers in a perpendicular manner. No storm water retention basin shall be located within the said buffers described above.
7. Any building constructed on the site shall be a minimum of seventy-five (75) feet from the rear property line abutting the existing Michaelshire Section A subdivision.
8. No more than forty-five (45) percent of the site may be covered by buildings, driveways, and parking areas. Total gross building area shall not exceed thirteen thousand two hundred (13,200) square feet.
9. The normal hours of service to the general public, with exception of medical emergencies, shall not begin before 7:00 a.m. nor extend after 7:00 p.m. Monday through Friday, nor begin before 7:00 a.m. nor extend after 2:00 p.m. on Saturday. The office will be closed to the general public on Sunday.

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April 26, 1991

3

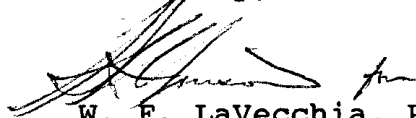
10. Trash receptacles shall be screened with brick walls and wooden access gates. Trash pick up shall be scheduled only during general office days between the hours of 7:00 a.m. and 10:00 p.m. Heating and air conditioning equipment shall be ground mounted and screened from public view at the property lines in a manner approved at the time of P.O.D. review.

11. Signs shall be ground mounted (not pole/post mounted). No sign shall exceed six (6) feet in height.

12. Parking lot lighting fixtures shall not exceed eighteen (18') in height. Fixture design shall utilize concealed sources of light (i.e. "shoe box" type). Parking lot lighting shall be reduced to security level following the close of business daily.

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Malachi M. Mills, III
Mr. Elgin P. Cole, et.als.
Ms. Catherine C. Davis
Mr. G. L. Cole
Ms. Anne Little Ward