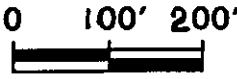


85-A1-20 & 21

OFFICE/SINGLE FAMILY  
RESIDENTIAL

THREE CHOPT DISTRICT

**C-36C-93** <sup>®</sup> <sub>2</sub>



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

October 19, 1993

Re: Conditional Rezoning Case C-36C-93

Mr. F. J. Keith  
Keith Engineering  
9306 Staples Mill Road  
Richmond, Virginia 23228

Dear Mr. Keith:

The Board of Supervisors at its meeting on October 13, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional) and R-3AC One Family Residence District (Conditional), Parcel 85-A1-20, and 21, described as follows:

R-3 to R-3AC:

Beginning at a point in the easterly right-of-way line of Nesselwood Road, said point being the northwesterly corner of the property of Nuckols; thence with said Nesselwood Road N. 34° 30' E., 284.56' to a point; thence through the Parker et al. and Namkoong properties the following courses and distances: S. 65° 38' 44" E., 138.15' and S. 34° 30' W., 275.64' to a point in the northerly line of the aforesaid Nuckols parcel; thence with said Nuckols N. 69° 14' 24" W., 140.00' to the point of beginning; containing 0.874 acres, more or less.

R-3 to O-1C:

Beginning at a point in the westerly right-of-way of Parham Road, said point being the southeasterly corner of the property of Sanderson; thence with said Parham Road S. 33° 49' 39" W., 281.79' to the northerly line of the property of Nuckols; thence with said Nuckols N. 69° 14' 24" W., 245.75' to a point; thence through the Parker et. al. and Namkoong properties the following two courses and distances: N. 34° 30' E., 275.64' and N. 65° 38' 44" W., 138.15' to a point in the easterly right-of-way line of Nesselwood Road: thence with said Nesselwood Road N. 34° 30' E., 22.35' to the southwesterly corner of the aforesaid Sanderson: thence with the southerly line of Sanderson S. 65° 38' 44" E., 377.32' to the point of beginning, containing 1.649 acres, more or less.

Parcel A - R-3 to O-1C:

1. Architectural Treatment. The buildings constructed on the property shall be of residential character and shall be primarily brick and glass or other equivalent materials specifically approved by the Planning Commission at the time of Plan of Development review.
2. HVAC. Heating and air conditioning equipment shall be screened from public view at the property line.

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3. Lighting. Parking lot lighting standards shall not exceed 20 feet above grade level. Parking lot lighting fixtures shall be designed so as not to have the filament extend beyond the bottom of the fixture.
4. Trash receptacles shall be screened from public view of the property line at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
5. Trash pickup at the property shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday.
6. A maximum of two buildings will be developed on the site. The buildings developed on the subject property shall not exceed 12,000 sq. ft. in the aggregate. A reasonable attempt will be made to remove only those trees necessary for construction and development on the property.
7. A minimum of a ten foot buffered area shall be established along the boundary of Parcel A that is adjacent to Parcel B. Such buffered area shall remain in its natural state except for clearing underbrush or removing dead plant material and for utility easements, signage and other purposes, requested, described and specifically permitted, or if required by the Planning Commission at the time of the Plan of Development review, or by any other governmental body. Any tree in the buffered area with a caliper of at least 8 inches that is lost during construction on the property will be replaced with a suitable tree at least 8 feet in height to help preserve the existing natural buffer. However, construction of a fence on Parcel A along its boundary adjacent to Parcel B may be permitted as part of Plan of Development approval. Such buffer strip shall continue in existence as long as the property in Parcel B is zoned residential.
8. The sole access to the property will be from Nettlewood Road. A joint access will be provided with the property to the north. The cost of constructing and maintaining such shared access shall be based on the fair market value of such easement.
9. No sign on the subject property along Nettlewood Road shall exceed 8 feet in height.
10. At least 45% of open space in the aggregate shall be maintained on the subject property.
11. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein in whole or part, shall not effect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Mr. F. J. Keith  
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Parcel B - R-3 to R-3AC:

1. The exposed exterior portion of residence foundations shall be brick.
2. All chimneys of residences constructed on the property shall be brick or masonry construction. Any direct vent gas units will have a brick base similar to the foundation.
3. The minimum dwelling finished floor area of homes constructed on the property shall be 1500 sq. ft.
4. All dwellings are to be one and one half to two story in design. Similar in nature and construction to existing homes in Westbriar, Roxbury, Wedgewood Park, Chestnut Oaks or other subdivisions near the vicinity of the property.
5. The maximum number of lots to be developed on the property shall be four.
6. A reasonable attempt will be made to remove only those trees necessary for construction and development on the property.

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):

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,



Virgil R. Hazelett, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Misses Mildred Parker & Evelyn R. Martin  
Haeja Namkoong