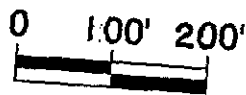


NURSING HOME

**C-40C-96**



83-9-A-1  
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 16, 1996

Re: Conditional Rezoning Case C-40C-96

Mr. Neil Stablow  
Stewall Corporation  
10750 Columbia Pike  
Silver Spring, MD 20901

Dear Mr. Stablow:

The Board of Supervisors at its meeting on October 9, 1996, granted your request to conditionally rezone property from R-4 One Family Residence District to R-6C General Residence District (Conditional), Parcel 83-9-A-1, described as follows:

Beginning at a point on the E. line of Hermitage Road 375.00' (by deed) south of the intersection of the E. line of Hermitage Road and the S. line of Hilliard Road; thence leaving Hermitage Road S. 89° 00' 00" E., 150.00' to a point; thence S. 05° 45' 00" E., 66.00' to the point; thence N. 89° 00' 00" W., 150.00' to a point on the E. line of Hermitage Road; thence with the E. line of Hermitage Road N.05° 45' 00" W., 66.00' to the point of beginning and containing 9,831 square feet or 0.226 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):

1. Natural and Landscaped Buffer - Southern Boundary Line A natural and landscaped buffer twenty (20) feet in width will be provided adjacent to the southern property line. This buffer shall remain in its natural state, supplemented with additional trees and plantings as required by the Planning Commission at the time of Plan of Development review; dead and falling growth may be removed and shall be replaced if done so. This buffer will be undisturbed, except to the extent necessary or allowed for supplemental plantings as required by the Planning Commission at the time of Plan of Development review, as long as the adjoining property is zoned residential.
2. Natural and Landscaped Buffer - Western Boundary Line A natural and landscaped buffer twenty (20) feet in width will be provided adjacent to the western property line. This buffer shall remain in its natural state, supplemented with additional trees and plantings as required by the Planning Commission at the time of Plan of Development review; dead and falling growth may be removed and shall be replaced if done so. This buffer will be undisturbed, except to the extent necessary or allowed for supplemental plantings as required by the Planning Commission at the time of Plan of Development review.

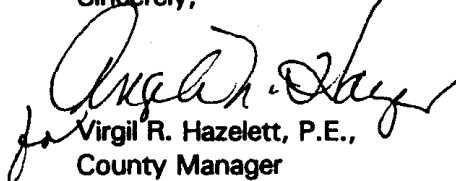
Mr. Neil Stablow  
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3. Parking Lot Lighting. All parking lot lighting standards on the property will not exceed twenty (20) feet in height above grade. All parking lot lighting fixtures shall be of low intensity, be positioned in such a manner as to minimize the impact of such lighting on any adjacent residentially zoned property and be "absolute cut-off" type (light source being substantially concealed from view by the design of the luminaire). Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the southern and western boundary lines of the property.
4. HVAC. All heating and air conditioning equipment, including roof-top and ground level, visible from ground level at the property lines shall be screened from public view with material and in a manner approved by the Planning Commission at the time of Plan of Development review.
5. Exterior Material of Building. The exposed portion of each wall surface (front, rear and sides) of each building constructed on the property (excluding roof-top screening materials for mechanical equipment) shall match the exposed portions of other exterior walls of such building architectural treatment and materials, including brick, shingles, wood trim, windows and HVAC screening.
6. All buildings constructed on the property shall have exposed exterior walls (above finished grade) of face brick to match the buildings on the existing Stratford Hall complex and shall not be painted.
7. There will be no new entrances or driveways made onto Hermitage Road.
8. Parking Limitation: Parking and driveways shall be limited to twenty-five percent (25%) of the total area of the parcel.
9. Exterior Maintenance: Until such time that the existing house is removed from the property, the house will be maintained in accordance with all Henrico County codes and ordinances governing said property. Additionally, the property will not be used for any exterior storage.

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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. and Mrs. William Smith