



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 21, 2000

Re: Conditional Rezoning Case C-12C-00

Mr. and Mrs. Kenneth N. Daniels
319 Burwick Rd.
Richmond, VA 23227

Dear Mr. and Mrs. Daniels:

The Board of Supervisors at its meeting on March 14, 2000, granted your request to conditionally rezone property from R-4 One Family Residence District to O-1C Office District (Conditional), Parcel 53-1-21-1, described as follows:

BEGINNING at a rod set on the corner of the eastern right of way line of Brook Road and the northern right of way line of Maryland Avenue; thence along the eastern right of way line of Brook Road N 8° 28' E, a distance of 158.24' to a rod set; thence along the eastern right of way line of Brook Road on a curve having a radius of 5779.65' and a length of 8.38' to a rod set; thence leaving the eastern right of way line of Brook Road S 81° 32' E a distance of 200' to a point; thence S 8° 28' W a distance of 119.06' to a point on the northern right of way line of Maryland Avenue; thence S 80° 17' 30" W to a rod set; thence N 61° 31' 06" W to a rod set being the point of beginning, containing approximately .75 acre of land.


The Board of Supervisors accepted the following proffered conditions, dated February 11, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Retention of Existing Building. Uses permitted on the Property shall be conducted within the existing buildings thereon, renovated to accommodate such use, and any architecturally compatible addition thereto.
2. Additions and Modifications. Any building addition constructed on the Property shall have exposed exterior walls finished in siding or brick veneer unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. The exterior portion of foundations visible above ground shall be brick. Such additions will be "residential" in appearance as specifically approved at the time of Plan of Development review.

3. Use Restriction. No child care center shall be operated on the Property.
4. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed eighteen (18) feet in height. Parking lot lighting shall be from fixtures utilizing concealed sources of light (i.e., "shoe box" type) in order to direct light downward and shall be reduced to no more than a security level following the daily close of business operations on the Property.
5. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level of the property lines in a manner approved at the time of Plan of Development review.
6. Trash Receptacles. Trash receptacles shall be screened in a manner approved at the time of Plan of Development review.
7. Plan of Development. The Plan of Development for the property shall be submitted to the Planning Commission for review and approval in accordance with Section 24-106 of the Henrico County Code.

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. Charles H. Rothenberg, Esquire
Ms. Carolyn Murray-Glascoe