

R-3

R-6C

R-6C

R-3

R-5C

O-1C

B-2C

B-2C

SHRADER ROAD

HUNGARY SPRING ROAD

O-3

R-2A to O-3C  
0.99 Acres

R-2A

BROAD ROAD

R-5

WISTAR ROAD

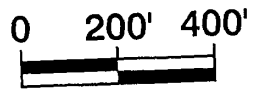
R-3

B-3

R-6C

OFFICE

C-22C-01



Pt. of 70-A-50  
BROOKLAND DISTRICT  
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

May 15, 2001

Re: Conditional Rezoning Case C-22C-01

Ms. Jean Harris  
Verizon Communications  
600 E. Main St., 11<sup>th</sup> Fl.  
Richmond, VA 23261

Dear Ms. Harris:

The Board of Supervisors at its meeting on May 8, 2001, granted your request to conditionally rezone property from R-2A One Family Residence District to O-3C Office District (Conditional), Part of Parcel 70-A-50, described as follows:

Beginning at a point marked by a rod in the southern line of Hungary Spring Road, said also being the northwest corner of property acquired by Verizon Communications (formerly The Chesapeake and Potomac Telephone Company of Virginia) from Louise W. Davis, minus a dedication of right-of-way of a width of 21 feet, then along the south line of Hungary Spring Road South 46° 27' 30" west for a distance of 150.59' to a rod, then south 59° 38' 20" east for a distance of 277.41' to a rod, then north 45° 38' 40" east for a distance of 150.00' to a rod, then north 59°, 38' 20" west for a distance of 275.20' to a rod marked by a rod and the place of beginning, and as shown on a plat entitled "Plat of ±0.92 acre property owned by Verizon Communications" located on Hungary Spring Road in the Brookland Magisterial District of Henrico County, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated May 8, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Any structure and/or parking on the property shall be set back at least 50' from the Hungary Spring Road right of way.
2. Development or construction activity on the property shall not disturb the existing trees, or their root systems, located along the southern border of the property.
3. Except for a single driveway access to the property, development or construction activity on the property shall not disturb the existing trees, or their root systems, located north of the property along the existing driveway serving the Verizon site.


Ms. Jean Harris  
Verizon Communications  
May 15, 2001

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4. The property will not derive direct access to Hungary Spring Road. Access will be gained from the existing driveway located along the northern boundary of the property.

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: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Robert L. Stout