

49
3.066 Ac.
50
4.954 Ac.

B-2C

B-2C

R-3

FINLAY STREET

B-2

COMMERCIAL BANK

C-66C-01

162-A-56 & 56A Pt. of 52

VARINA DISTRICT



NOTE:
This Rezoning Case Lies Within The Airport Safety Overlay District Adopted by the Board of Supervisors June 12, 1991, in accordance with Chapter 24, Ordinance 58 (Zoning Ordinance Amendment)

LABURNUM SQUARE

B-3 ROAD

B-3C

THIRD CHRISTIAN CHURCH OF RICHMOND

Airport Square

7D
2.776 Ac.

FINLAY STREET

LABURNUM SQUARE

WINGWOOD ROAD

ST. PAUL LUTHERAN CHURCH
6.04 Ac.

ST. JAMES METHODIST CHURCH
3.2 Ac.

WEDGEWOOD VILLAGE APARTMENTS
11,900 sq. ft.

LABURNUM PRCF. PARK

LABURNUM SQUARE

B-3 ROAD

B-3C

THIRD CHRISTIAN CHURCH OF RICHMOND

Airport Square

7D
2.776 Ac.

FINLAY STREET

LABURNUM SQUARE

WINGWOOD ROAD

ST. PAUL LUTHERAN CHURCH
6.04 Ac.

ST. JAMES METHODIST CHURCH
3.2 Ac.

WEDGEWOOD VILLAGE APARTMENTS
11,900 sq. ft.

LABURNUM PRCF. PARK



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 29, 2002

Re: Conditional Rezoning Case C-66C-01

Mr. H. R. Pollard, IV, Esquire
Parker, Pollard & Brown, P.C.
5511 Staples Mill Road
Richmond, VA 23228

Dear Mr. Pollard:

The Board of Supervisors at its meeting on January 22, 2002, granted your request to conditionally rezone property from O-1 Office District and R-3 One Family Residence District to O-2C Office District (Conditional), Parcels 162-A-56 (816-715-1063) and 56A (815-715-9860) and part of Parcel 162-A-52 (816-715-1082) described as follows:

Beginning at a rod set on the north side of Finlay Street, 248.02' from a point at its intersection with the east line of Laburnum Avenue; thence S 83° 14' 49" W 248.02' to a point at the intersection of Finlay Street and Laburnum Avenue; thence N 38° 23' 55" W 40.79' to a point on the East side of Laburnum Avenue; thence N 12° 20' 33" W 190.58' to a rod on the East side of Laburnum Avenue; thence N 83° 14' 49" E 288.05' to a rod; thence S 06° 45' 11" E 224.51' to the point of the beginning, containing 1.421 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 11, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Funeral home or undertaking establishment; and
 - b. Childcare centers.
2. Site Layout. The improvements to be located on the Property shall be constructed in substantial conformity to the tentative site plan dated December 5, 2001, made by TIMMONS, a copy of which is attached hereto (see case file).


3. Exterior Materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) predominantly of face brick, glass and E.I.F.S. 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.
4. Buffers. A landscape buffer shall be provided on the Property as follows:
 - a Fifteen feet in width along Laburnum Avenue and Finlay Street; and
 - b Twenty foot buffer along the line in common with the R-3 parcel to the east.
5. Fence. A vinyl or wooden fence finished on both sides shall be built along the line in common with the R-3 parcel to the east.
6. Lighting. Parking lot lighting fixtures on the Property shall not exceed twenty-five (25) feet in height above grade level. General light for parking shall be produced from concealed sources of light (i.e., "shoe box" type fixtures) and shall be reduced to no more than a security level following the close of business operations. Areas requiring higher levels of lighting for security purposes may be supplemented with additional fixtures.
7. Signage. Detached signage on the Property shall be a ground mounted monolithic style signage not to exceed eight (8) feet in height.
8. Screening. Heating and air conditioning equipment and trash receptacle on the Property shall be screened from ground level at the property lines.
9. Site Coverage Ratio. No more than seventy percent (70%) of the Property shall be covered by buildings, driveways, sidewalks, and parking areas.
10. Building Height. The maximum building height on the Property shall be forty (40) feet.
11. Utilities. All utility lines onsite and serving the Property shall be constructed underground.

Mr. H. R. Pollard, IV, Esquire
Parker, Pollard & Brown, P.C.
January 29, 2002

3

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Thomas H. Robinson
Ms. Everette A. & Marie N. Felts
Mr. William M. Shipman
Mr. Ashby Milton Myers
Ms. Mary E. Short c/o Mr. Ashby Milton Myers, POA
Ms. Bettye B. Watson