

SUBJECT PROPERTY



May 2003

ZONING
AMEND PROFFERS

Ref. 753-747-1611

C-20C-03
Tuckahoe District

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 15, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. Paul Proto
Director, General Services
County of Henrico
P. O. Box 27032
Richmond, VA 23273-7032

Re: Conditional Rezoning Case C-20C-03

Dear Mr. Proto:

The Board of Supervisors at its meeting on July 8, 2003, the County's request to amend proffered conditions on Conditional Rezoning Case C-50C-80, on part of Parcel 753-747-1611, located at 1901 Starling Drive, containing approximately 3.12 acres

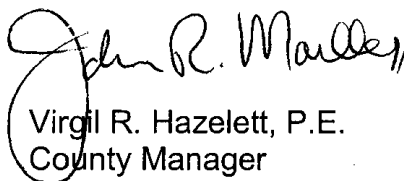
The Board of Supervisors accepted the following proffered conditions, dated May 29, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No structure or building constructed or placed on the subject parcel shall exceed 35 feet in height nor shall any structure or building exceed in any event two stories. This 35 ft. height restriction shall not apply to chimneys, elevator penthouses, water towers, mechanical equipment or similar accessory devices necessary for the operation of the building placed on the top or roof of any structure or building.
2. Any mechanical equipment, water tanks or other accessory devices placed at the top of any structure or building shall be architecturally treated to shield said devices so as to minimize visual and audible impact to adjacent properties.
3. No lighted or unlighted signs, lettering or other identification, logos or symbols shall be placed on any structure or building on the subject parcel abutting said parcel's western and southern boundary, nor shall any detached sign or other identification device facing west or south be at a height greater than 10 ft.
4. No structure or building on the subject parcel shall have any side abutting or reasonably visible to the property's western or southern boundary line illuminated. All exterior lighting shall be provided from concealed source light fixtures so as to minimize any illumination of adjacent property, unless otherwise approved at the time of POD review and approval.

5. A buffer area of no less than 25 ft. in width planted in evergreens or other suitable vegetation or maintained in a natural state and supplemented with additional plantings if necessary and as approved by Henrico County shall be maintained along the subject parcel's western and southern boundary line, except at utility and drainage easements. In addition a fence 6 ft. in height or such other height as approved by Henrico County shall be constructed and maintained with the finished side facing out of the property, said fence to be placed on the interior side of the western and southern boundary buffer area as previously described so that the buffer area will be between the fence and the property's western and southern boundary line, unless otherwise approved at the time of POD review and approval.
6. Subject parcel shall not be used for residential purposes nor as a tourist home, motel, hotel, club, fraternity, sorority, lodge, general hospital, sanatorium, rest home or funeral home.
7. Any structure or building constructed or placed on the subject parcel shall be of uniform architectural treatment and exterior construction on all exterior sides.
8. There shall be no ingress or egress to the property from Tuckaway Lane.
9. Subject to the approval of Henrico County public water and sanitary sewer stub connections will be provided at a convenient point along the property's western boundary line, said connections to be sized and installed in accordance with engineering specifications so that residents served by Tuckaway Lane may at their own expense be able to make connection with and utilize these utility stub lines. Residents will be granted an easement as may be necessary in order to connect to and utilize these stub lines.

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

pc: Director, Library Services
Director, Real Estate Assessment
Conditional Zoning Index