

ZONING
 AMENDMENT OF
 PROFFERS
 Ref. 780-749-3330

C-25C-04
 Fairfield District

April 2004



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 20, 2004

Stewall Corporation
P.O. Box 10086
Toledo, OH 43699-0086

Re: Conditional Rezoning Case C-25C-04

Dear Sir:

The Board of Supervisors at its meeting on July 13, 2004, granted your request to amend proffered conditions on Conditional Rezoning Case C-40C-96, Parcel 780-749-3330, described as follows:

Beginning at a point on the east line of Hermitage Road 375' (by deed) south of the intersection of the east line of Hermitage Road and the south line of Hilliard Road; thence leaving Hermitage Road S89°00'00"E, 150' to a point; thence S05°45'00"E, 66' to the point; thence N89°00'00"W, 150' to a point on the east line of Hermitage Road; thence with the east line of Hermitage Road N05°45'00"W, 66' to the point of beginning, containing 0.226 acres of land.

The Board of Supervisors accepted the following proffered condition, dated June 23, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

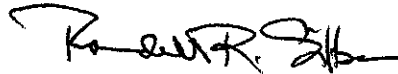
1. **Landscape Buffer – Southern Boundary Line Parcel 780-749-3330:** A landscaped buffer ten (10) feet in width will be provided adjacent to the southern property line. This buffer shall be landscaped with trees and plantings as required by the Director of Planning at the time of Plan of Development review, as long as the adjoining property is zoned residential.
2. **Landscape Buffer – Western Boundary Line Parcel 780-749-3330:** A landscaped buffer twenty (20) feet in width will be provided adjacent to the western property line. This buffer shall be landscaped with trees and plantings as required by the Director of Planning at the time of Plan of Development review.

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 to 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 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. **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.
9. **Sidewalk**: A sidewalk will be constructed along the property frontage on Hermitage Road.
10. **Fence**: A six-foot vinyl maintenance-free fence will be installed along the southern property line adjacent to the existing residential dwelling.

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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: Mr. Alvin S. Mistr, Jr.
Director, Real Estate Assessment
Conditional Zoning Index
Penny Blumenthal – Director, Research and Planning