



SUBJECT PROPERTY

C-34C-08
Zoning

Amend Preferred Conditions
Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 16, 2008

CP 9200 West Broad LLC
C/O Mr. Paul Carr
Virginia Capital Partners
1801 Libbie Avenue, Ste. 201
Richmond, VA 23226

Re: Conditional Rezoning Case C-34C-08

Dear Mr. Carr:

The Board of Supervisors at its meeting on December 9, 2008, granted your request to amend proffered conditions accepted with Rezoning Case C-62C-86, on part of Parcel 757-757-2929, described as follows:

B-3C Zoning Area

Beginning at a point on the northern line of W. Broad Street 918.74± feet west of the intersection of the northern line of W. Broad Street and the west line of Tuckernuck Drive, being the point of beginning; thence along the northern line of W. Broad Street N 63°51'37" W, 150.00 feet to a point; thence departing the northern line of W. Broad Street N 26°08'23" E, 300.00 feet to a point on the western line of Greenmarle Incorporated; thence S 63°51'37" E, 100.00 feet to a point on the eastern line of Greenmarle Incorporated; thence S 26°08'23" W, 50.00 feet to a point; thence S 63°51'37" E, 50.00 feet to a point; thence S 26°08'23" W, 250.00 feet to a point on the northern line of W. Broad Street, being the point of beginning, containing 0.976 acre of land, more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 23, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffered Condition 10 of Case No. C-62C-86 is hereby amended and restated as follows:

10. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade and exclusive of trim) of brick, glass, E.I.F.S., stone, split face block, cementitious composite-type siding, or a combination of the foregoing, 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. Metal may be used as a decorative trim material accessory to the predominant materials referenced above. No building shall be covered with or have exposed to view any painted or unfinished concrete block. Buildings on the Property shall be in general conformance with the architectural appearance shown on the elevation entitled "Car Pool Exterior Remodel 9200 West Broad Street, Henrico County, Virginia" prepared by Freeman Morgan Architects, attached hereto as "Exhibit B" (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.

The Planning Department 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

pc: Greenmarle, Incorporated
James W. Theobald, Esquire
Director, Real Estate Assessment

