



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

December 17, 2013

Virginia Home for Boys & Girls
Attn: Mr. Brent Winn
8716 W. Broad Street
Richmond, VA 23294

Re: Rezoning Case REZ2013-00018

Dear Mr. Winn:

The Board of Supervisors, at its meeting on December 10, 2013, approved your request to conditionally rezone from R-6C General Residence District (Conditional) to B-3C Business District (Conditional) Parcel 759-757-9050 containing 5.338 acres located on the north and south lines of Homeview Drive approximately 975' north of its intersection with W. Broad Street (U.S. Route 250), described as follows:

PARCEL A

BEGINNING at a point on the eastern right-of-way line of Homeview Drive 979.42' north of the northern right-of-way line of Broad Street Road, said point being the True Point and Place of Beginning; thence along the eastern right-of-way line of Homeview Drive N 13°53'38" E 127.99' to a point; thence along a curve to the right for a length of 458.13' with a radius of 350.00' to a point; thence leaving the right-of-way line of Homeview Drive S 05°07'33" W 422.78' to a point; thence N 76°04'19" W 377.01' to a point, which point is the True Point and Place of Beginning.

PARCEL B

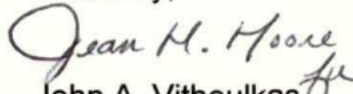
BEGINNING at a point which is the northwestern-most point of GPIN 759-757-9050 and the southwestern-most point of GPIN 759-757-8572, said point being the True Point and Place of Beginning; thence S 78°04'30" E 272.09' to a point; thence S 04°00'57" E 294.01' to a point; thence along the northern right-of-way line of Homeview Drive along a curve to the left for a length of 371.77' with a radius of 400.00' to a point; thence N 13°55'02" E 7.47' to a point; thence along a curve to the left for a length of 206.89' with a radius of 450.00' to a point; thence leaving the right-of-way line of Homeview Drive N 13°53'38" E 70.17' to a point; thence N 13°55'02" E 150.97' to a point; thence S 66°33'18" E 30.42' to a point; thence N 13°55'02" E 173.30' to a point; thence N 07°05'05" E 266.59' to a point, which point is the True Point and Place of Beginning.

The Board of Supervisors accepted the following proffered conditions, dated November 25, 2013, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

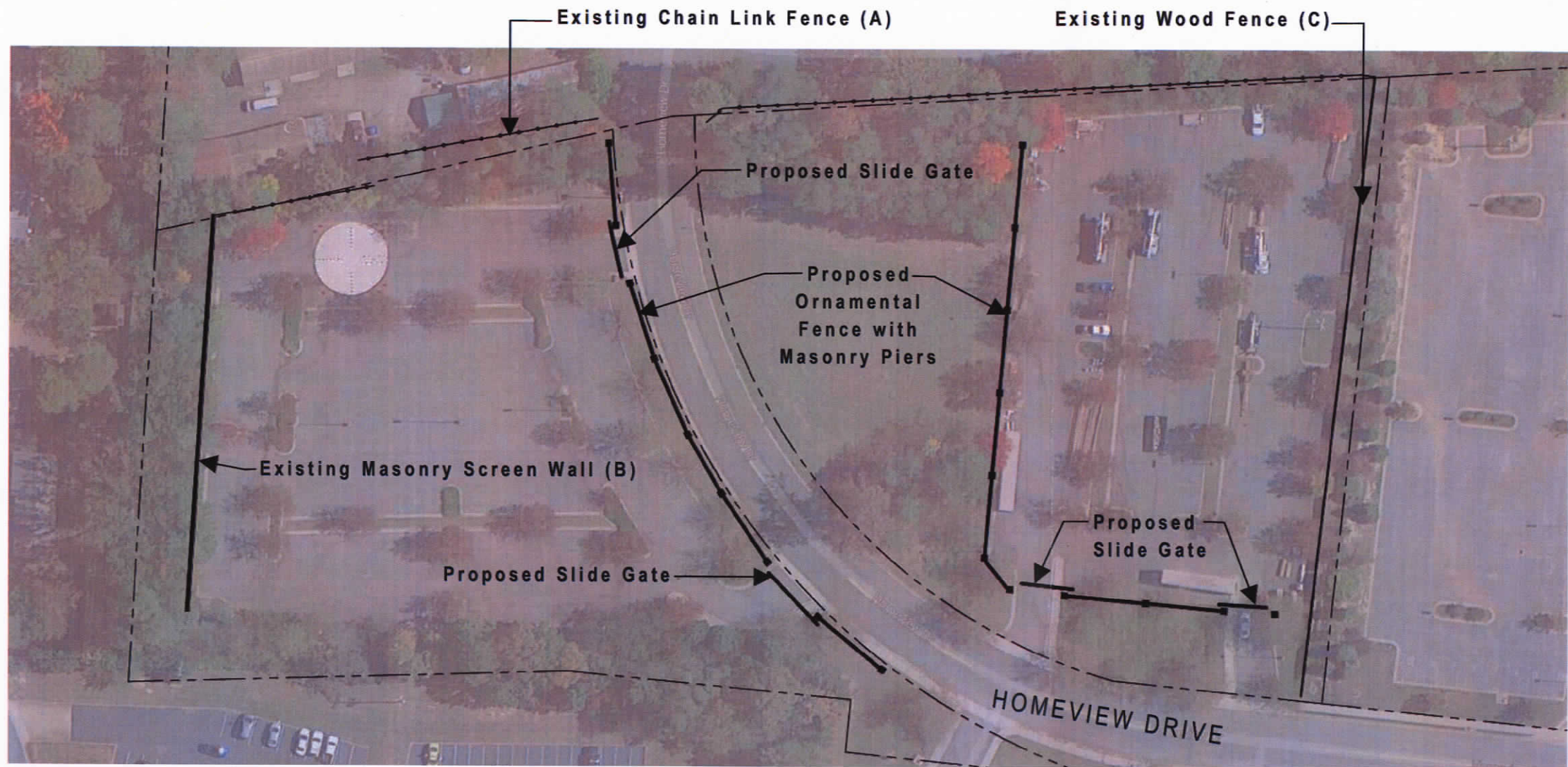
1. **Uses.** The only uses permitted on the Property shall be (i) automobile storage lot for fully operative new or used cars, not to include recreational vehicles and/or commercial trucks, on that portion of the Property constructed as a parking lot as of the date hereof; and (ii) charitable institutions for human care such as the Virginia Home for Boys and Girls and uses accessory or incidental thereto. Automobile sales shall not be conducted on the Property.
2. **Parking Lot Lighting.** Any new parking lot lighting poles shall not exceed twenty (20) feet in height above grade level including fixtures. All parking lot lighting fixtures shall be of low intensity and shall have concealed light sources positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Direct embedded light poles and standards shall be prohibited.
3. **Hours of Operation/Days of Delivery.** Vehicle deliveries for any automobile storage lot shall be limited to Monday through Saturday between 8:00 a.m. and 6:00 p.m.
4. **Fencing/Wall.** Existing masonry walls and fences shall remain or be replaced if they are in need of repair. For any automobile storage lot, additional aluminum, wrought-iron appearing fencing with brick columns shall be provided in general conformance with the plan dated August 21, 2013, prepared by Higgins & Gerstenmaier entitled "Virginia Home for Boys and Girls" "Homeview Drive Parking Lots", attached hereto (see case file).
5. **Buffer.** A fifty (50) foot wide undisturbed buffer area along the northernmost property line of the Property adjacent to Traditional Manor shall continue to be provided.
6. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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.

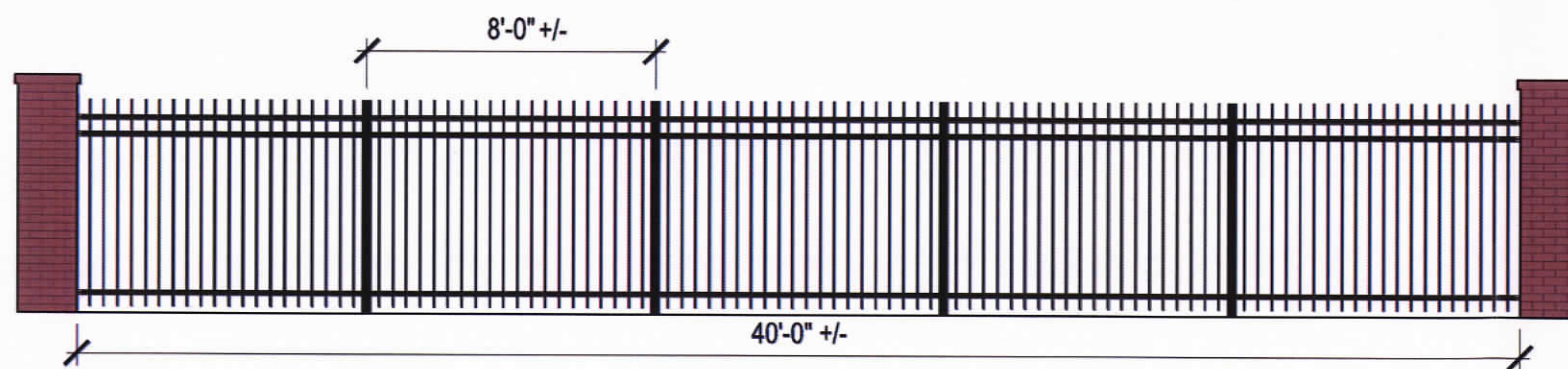
Sincerely,


John A. Vithoulkas
County Manager

pc: James W. Theobald, Esquire
Director, Real Estate Assessment
Conditional Zoning Index

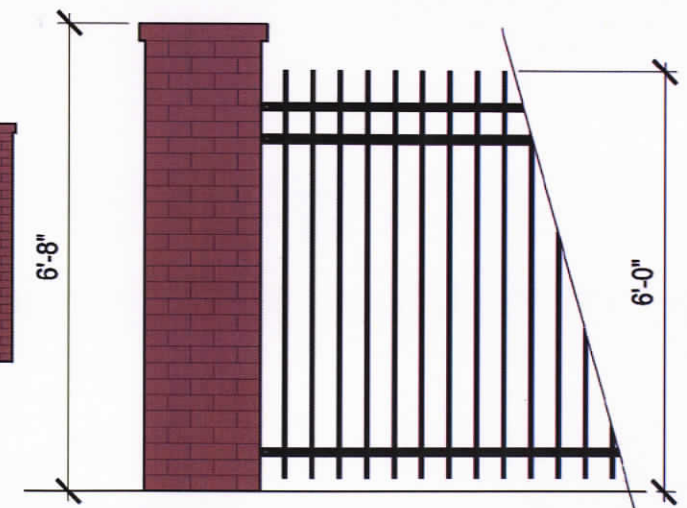


Plan View
 0 40 80 160
 SCALE: 1" = 80'-0"



Detail Elevation 3/16" = 1' - 0"

Proposed Ornamental Fence with Masonry Piers



Detail Elevation 3/8" = 1' - 0"



Existing Chain Link Fence (A)



Existing Masonry Screen Wall (B)



Existing Wood Fence (C)



Virginia Home for Boys and Girls
 Henrico County, Virginia
 Higgins & Gerstenmaier, Landscape Architects

Homeview Drive Parking Lots
 August 21, 2013

REZ2013-00018