



**C-78C-80**

COUNTY OF HENRICO PLANNING OFFICE



85-B1-94  
TUCKAHOE DISTRICT  
J.A.S.

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



FRANK A. FAISON  
County Manager

December 19, 1980

Re: Conditional Zoning Case C-78C-80

Mr. Lloyd F. Wood, Jr.  
Rt. 8, Box 112  
Charlottesville, Va. 22901

Dear Mr. Wood:

At its December 17 meeting, the Board of Supervisors accepted your proffered conditions on behalf of the owner and conditionally rezoned from R-2A One Family Residence to R-6 General Residence District the below described property in accordance with your request and the Planning Commission's recommendation.

The property, part of Parcel 85-B1-94 is described as follows:

Beginning at a point located at the NW. intersection of Parcel 3 approximate location of 50' road as shown on a plat by William J. Schmidt and filed with Zoning Case C-47-77; thence N.  $37^{\circ} 12' 00''$  W., 230' to a point; thence N.  $56^{\circ} 37' 30''$  E., 456.75' to a point; thence S.  $31^{\circ} 55' 50''$  E., 326.54' to a point; thence S.  $58^{\circ} 04' 10''$  W., 25' to a point; thence N.  $31^{\circ} 55' 50''$  W., 301.54' to a point; thence S.  $56^{\circ} 37' 30''$  W., 406.75' to a point; thence S.  $37^{\circ} 12' 0''$  E., 205' to a point; thence 25' to the point of beginning, containing +- .6 acre.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable regulations of Zoning Ordinance No. 179:

1. No structure or building constructed or placed on the subject parcel shall exceed 35 ft. in height as measured from the average level of the finished grade at the front or rear building line whichever measurement is more restrictive 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 except that such accessory structures and devices shall in no event exceed 45 ft. in height from the ground level pursuant to the procedures for measuring as heretofore outlined.
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 southern boundary, nor shall any sign or other identification device facing south be at a height greater than 10 ft.

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4. No structure or building on the subject parcel shall have any side abutting or reasonably visible to the property's southern boundary line illuminated and all other exterior lighting shall be shielded, low profile and of low intensity so as to minimize any illumination of adjacent property to the west and south of subject parcel except as required by the County of Henrico.

5. A natural 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 southern boundary line. In addition a fence of 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 southern boundary buffer area as previously described so that the buffer area will be between the fence and the property's southern boundary line.

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.

The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Walter L. Hooker  
✓ Conditional Zoning Index