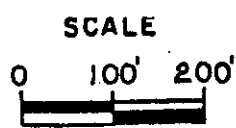


**C-28C-85**

OFFICE USE

COUNTY OF HENRICO PLANNING OFFICE  
 93-B2-12,14,43,44  
 BROOKLAND DISTRICT  
 J.A.S.



CZI



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

May 14, 1985

W. F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-28C-85

JLW Associates  
c/o Mr. Lawrence J. Page  
7014 West Broad Street  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on May 8, accepted your proffered conditions and granted your request to conditionally rezone your property from R-4 One Family Residence to O-2C Office District.

The property conditionally rezoned is described as follows:

Parcels 93-B2-12, 14, 43 and 44:

Beginning at the point of intersection of the N. line of Glenside Drive and the W. line of Bethlehem Road; thence S.  $61^{\circ} 19' 30''$  W., 350.00'+- to a point; thence N.  $28^{\circ} 40' 30''$  W., 175.00' to a point; thence S.  $61^{\circ} 19' 30''$  W., 330.00'+- to a point; thence N.  $24^{\circ} 16' 40''$  W., 347.00'+- to a point; thence N.  $66^{\circ} 41' 20''$  E., 408.00'+- to a point; thence N.  $27^{\circ} 41' 15''$  W., 147.00'+- to a point; thence N.  $66^{\circ} 41' 20''$  E., 167.00'+- to a point on the W. line of Bethlehem Road; thence S.  $35^{\circ} 45'$  E. along the W. line of Bethlehem Road, 618.00'+- to the point of beginning, containing 6.5+-acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The exposed portion of each exterior wall surface (front, rear and side) of any principal building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building (and shall not be untreated or painted cinderblock), in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development approval.
2. Landscaped or natural buffer areas, as indicated below, will be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, roads, driveways, signage or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:
  - (a) A buffer area of a minimum twenty (20) feet in width along the boundary of the Property adjoining the right-of-way line of Bethlehem Road.
  - (b) A buffer area of a minimum ten (10) feet in width along the boundary of the Property adjoining the right-of-way of Glenside Drive.

JLW Associates  
c/o Mr. Lawrence J. Page  
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Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas, and additional plantings may be added. No parking shall be permitted in said buffer area or landscaped area.

3. No mobile or portable sign shall be permitted on the Property.

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 proffers in the Conditional Zoning Index.

Sincerely,

*for Liberty P. DelleCorte*  
W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg  
Mr. and Mrs. Connie Wright  
Mr. and Mrs. Marvin J. Newman  
Mr. and Mrs. C. F. Newman