

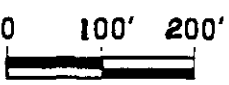
CONV. CTR.

COUNTY OF HENRICO PLANNING OFFICE

105-B2-27

FAIRFIELD DISTRICT

C-88C-87



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 15, 1987

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

Re: Conditional Rezoning Case C-88C-87

Mr. Richard K. M. Thomas, Jr.
1100 Huntersdell Terrace
Richmond, Virginia 23235

Dear Mr. Thomas:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone from B-1 Neighborhood Business and R-5 General Residence to B-2C Community Business District (Conditional), property described as follows:

Parcel 105-B2-27:

Beginning at a point 60', more or less, west of the centerline of U.S. Route 301 Service Road, which point marks the intersection of the Western and Northern boundary lines of the subject property; thence in an easterly direction S. 84° 56' 40" E., 118.51' to a rod; thence in a southeasterly direction S. 45° 42' 53" E., 185.45' to a rod; thence in a southerly direction S. 2° 18' 30" W., 198' to a rod; thence in a westerly direction N. 87° 34' 50" W., 237.88' to a rod; thence in a northerly direction N. 2° 18' 30" E., 198' to a point; which is a nail in a cap; thence in a northwesterly direction N. 42° 34' 05" W., 39.66' to a rod; thence in a northeasterly direction N. 7° 44' 15", 101.60' to the point and place of beginning, being 1.63 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. There shall be a twenty foot buffer area along the south line of the property and a ten foot buffer area along the east line of the property, which may only be intruded upon for rights of way for utilities or drainage, or as required by the local governing body. Mature trees located in the buffer areas shall be preserved to the maximum extent practicable and the limits of clearing shall be designated at the time of POD approval.
2. Lighting on the property shall be positioned so as not to project or reflect onto adjacent and adjoining residential properties.

Mr. Richard K. M. Thomas, Jr.
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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 W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Edward E. Willey, Jr.