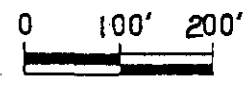


COUNTY OF HENRICO PLANNING OFFICE

OFFICES
C-3C-89



PT. 86 - A1-1
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-3C-89

ELB Associates
3850 Gaskins Road, Suite 210
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from R-6C General Residence (Conditional) to O-2C Office District (Conditional), described as follows:

Part of Parcel 86-A1-1:

Beginning at a rod on the N. line of West Broad Street (U.S. Route 250), said rod being 471.7+-' from the E. line of Fort McHenry Parkway extended; thence continuing along the N. line of West Broad Street N. 81° 04' 50" W., 150' to a point; thence N. 10° 17' 20" W., 260' to a point; thence N. 58° 15' 20" W., 259.11' to a point on the E. line of Fort McHenry Parkway; thence continuing along Fort McHenry Parkway in a curve to the right having a radius of 975.51' and a length of 230.51' to a rod; thence S. 59° 16' 54" E., 585.27' to a rod; thence S. 24° 17' 03" W., 370.05' to a rod and place of beginning, containing 3.87 +- acres.

The Board of Supervisors accepted the attached three proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,

W. F. LaVecchia
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

ELB ASSOCIATES

By [Signature] Attorney-in-Fact

Date January 11, 1989

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

CASE C-3C-89

Proposed O-2C

ALSO SEE C-37C-81 PROFFERED CONDITIONS

1. Access. There shall be a maximum of one (1) access drive (exclusive of Fort McHenry Parkway) between the Property and Broad Street, providing direct vehicular access between the Property and the adjoining B-1 zoned property, and Broad Street, unless otherwise required by any governmental body having jurisdiction with respect thereto.

2. Exterior Materials. The visible portions of exterior wall surfaces (front, rear and sides, not including rooftop screening materials for mechanical equipment) of each building constructed on the Property shall be similar in architectural treatment and materials to the other visible portions of exterior wall surfaces of such building and shall not be constructed of untreated or painted cinder block, asbestos shingles, metal, imitation brick or stone siding material.

3. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property. Parking lot lighting standards shall not exceed twenty (20) feet in height.

RECEIVED

JAN 11 1989 4:30 pm

PLANNING OFFICE
COUNTY OF HENRICO

ACCEPTED BY BOARD OF SUPERVISORS
FEB. 8, 1989

PLANNING OFFICE