

ORDINANCE (1997) 331 ZC 432
EFFECTIVE 5/19/98

Z-92-97 Annapolis Drive, north side, between Oberlin Road and Wade Avenue, being Tax Map Parcel 1704.09 16 portion of 3532. Approximately 2.0 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (05/13/98)

A. Petitioner requests that a condition be placed on the property to be rezoned that the building will not be expanded into the rezoned area.

B. Petitioner will install the required transitional protective yard after the improvements have been fully constructed.

C. All trees 5" in diameter and greater within five feet of the property lines bordered by the Beltline Associates, LLC property with PIN numbers 1704163774, 1704161621 and 1704161657 and the Wilson Temple Methodist Episcopal Church with a PIN number of 1704160531 shall be "actively" preserved.

D. The existing fifty foot wide buffer just west of the existing building be "actively" protected with tree protection yard fencing. The building will not be expanded into this yard. This area is shown as Area A on attached Exhibit A.

E. If permitted to reduce the transitional yard, the required plant material within the ten foot transition yard will be fifty percent larger than the normally required vegetation in height and diameter.

F. The plot plan will be reviewed and approved by the Appearance Commission's Landscape and Design Committee before grading or construction permits are issued.

G. No portion of the fifty foot buffer between Applicant's property and Arlington Street will be rezoned, and there will be no access of any kind to Arlington Street. This area is shown as Area B on Exhibit A.