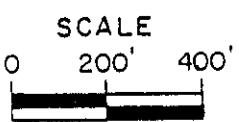


C-79C-78



68-BI-3  
TUCKAHOE DISTRICT  
RWC

January 16, 1979

Re: Zoning Case C-79C-78

Beth Sholom Housing Corporation  
c/o Mr. Ira C. Robbins  
Libbie and Fitzhugh Avenues  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on January 10, approved your request and conditionally rezoned the subject property from R-5 General Residence to C-1 Conservation and R-6 General Residence District. The conditions attached to the 5.7 acre portion zoned R-6 General Residence are as follows:

1. The property can be developed only with one four-story apartment building for rental to elderly persons, containing 112 one-bedroom apartments, one two-bedroom apartment, related supportive facilities for use exclusively by such elderly tenants and administrative offices.

2. If construction of the aforesaid building is not commenced on the property on or before January 10, 1982, the then owner of the property shall file with Henrico County an application to have the property rezoned to the R-5 or any successor zoning classification, at which time these proffers shall terminate and be of no further force and effect.

The subject property is described as follows:

Part of Parcel 68-B1-3:

Parcel A - R-5 to C-1:

Beginning at a point marking the intersection of the northern line of Lauderdale Drive with the center line of Copperas Branch; thence along the center line of Copperas Branch, as it meanders in a northeasterly direction, 610' more or less to a point on the southern line of Gayton Road; thence along said south line, northeastwardly 30' more or less to a point of intersection with the 100 Year Flood Plain Line of Copperas Branch; thence along said

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flood plain line at an elevation of 145.0', as it meanders in a southerly direction, 1110' more or less to a point on the N. line of Lauderdale Drive; thence along said north line N. 48° 21' 40" W., 200' more or less to the center line of Copperas Branch and the point of beginning, containing 2.8 acres more or less.

Parcel B - R-5 to R-6:

Beginning at a point marking the intersection of the northern line of Lauderdale Drive with the 100 year flood plain line of Copperas Branch; said point being 200' more or less east of the center line of the stream; thence along said flood plain line on an elevation of 145.0', as it meanders in a northerly direction, 1110' more or less to a point on the southern line of Gayton Road; said point being 30' more or less east of the center line of the stream; thence along said south line and a curve to the northeast and a tangent 408.8' more or less to a point; thence S. 1° 45' 03" W., 574.31' to a point; thence S. 34° 30' 30" W., 400.00' to a point on the northern line of Lauderdale Drive; thence along said line N. 48° 21' 40" W., 268.0' more or less to the 100 Year Flood Plain Line of Copperas Branch and the point of beginning, containing 5.7 acres more or less.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly.

Sincerely,

Frank A. Faison,  
County Manager

*[Handwritten initials]*  
cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. David S. Cohn

*cc: Auditorial Larry Under*