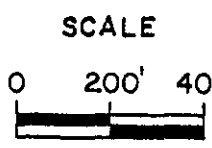


C-47C-79



THREE CHOPT DISTRICT  
86-B2-2  
DW/C



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

July 16, 1979

Re: Zoning Case C-47C-79

Mr. W. S. Richardson, Jr.  
927 Myers Street  
Richmond, Virginia 23230

Dear Mr. Richardson:

The Board of Supervisors at its meeting on July 11, 1979, conditionally rezoned the property described herein from A-1 Agricultural to B-2 Community Business and R-6 General Residence Districts in accordance with your request and the Planning Commission's recommendation. In accordance with Article 20, Section 20.2 of the Henrico County Zoning Ordinance No. 179, the following proffered conditions were approved by the Board of Supervisors and are applicable to the property:

1. Parcel B shall not be used for multi-family residences or dwellings.
2. Parcel A shall be used only for an indoor tennis, raquetball, and office complex.
3. A 50 foot wide undisturbed buffer area along the northernmost property line of Parcel B adjacent to Traditional Manor lots.
4. So long as Parcel B is zoned R-6, the owner agrees that the following principal uses shall be excluded: 1. tourist homes and motels; 2. clubs, fraternities, lodges, and similar places; 3. General hospitals, sanitoriums, rest homes, and institutions for human care, excluding the Virginia Home for Boys or its successor; 4. Banks, savings & loan institutions.

The property conditionally zoned B-2 Community Business District is described as follows:

Parcel 86-B2-2:

Parcel A - A-1 Agricultural to B-2 Community Business District

From a point on the N. line of West Broad Street 635.86' east of the intersection with the E. line of West End Drive, proceed N.  $13^{\circ} 53' 38''$  E., 316.27' to the point of beginning; thence N.  $13^{\circ} 53' 38''$  E., 263.56' to a point; thence S.  $57^{\circ} 38' 55''$  E., 500' + to a point on the western property line of the Richmond Home for Boys; thence along the western line of the Richmond Home for Boys S.  $5^{\circ} 08' 41''$  N., 55.55'; thence N.  $57^{\circ} 38' 55''$  W., 220.00' to a point; thence S.  $8^{\circ} 17' 07''$  W., 162.34' to a point; thence N.  $57^{\circ} 38' 55''$  W., 308.44' to the point of beginning.

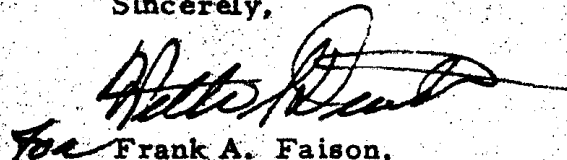
July 16, 1979

Parcel B - A-1 Agricultural to R-6 General Residence District

From a point on the N. line of West Broad Street 604.23' east of the intersection with the E. line of West End Drive; proceed N.  $13^{\circ} 53' 38''$  E., 579.83' to the point of beginning; thence N.  $13^{\circ} 53' 38''$  E., 542.86' to a point; thence N.  $13^{\circ} 55' 02''$  E., 319.22' to a point; thence N.  $7^{\circ} 00' 09''$  E., 267.49' to a point on the S. line of Traditional Manor Subdivision; thence along the S. line of Traditional Manor S.  $78^{\circ} 00' 50''$  E., 272.05' to a point; thence S.  $4^{\circ} 01' 58''$  E., 320.39' to a point marked by a stone; thence S.  $5^{\circ} 08' 41''$  W., 1070.61' to a point; thence N.  $57^{\circ} 38' 55''$  W., 531.6'  $\pm$  to the point of beginning.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to file the approved conditions in the Conditional Zoning Index.

Sincerely,

  
for Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Kenneth Smith  
Conditional Zoning Index