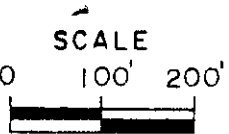


C-54C-79



83-A2-21, 22 & 31
TUCKAHOE DISTRICT
RWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 17, 1979

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-54C-79

Capital Savings & Loan Association
3543 West Cary Street
Richmond, Virginia 23221

Gentlemen:

The Board of Supervisors, at its meeting on September 12, accepted the owner's proffered conditions you presented and conditionally rezoned the subject property from R-3 One Family Residence to R-6 General Residence District in accordance with your request.

Set forth below is the description of the rezoned property:

Parcels 83-A2-21, 22, and 31

Commencing at the point at the intersection of the W. line of Forest Avenue extended and the N. line of Ridge Road to a nail and cap, the point and place of beginning; thence in a southwesterly direction along an arc with a radius of 17.48', a distance of 33.58' to a nail and cap in the N. line of Ridge Road; thence along the N. line of Ridge Road N. 41° 15' W., 32.0' to a stone; thence continuing along the N. line of Ridge Road along an arc with a radius of 1407.40', a distance of 163.77' to a stone; thence continuing along the N. line of Ridge Road N. 34° 35' W., 15.50' to a rod; thence N. 28° 20' E., 167.40' to a lance tree; thence S. 62° 52' E., 219.77' to a rod in the W. line of Forest Avenue; thence along the W. line of Forest Avenue S. 28° 40.40' W., 240.28' to the point of beginning, containing 1.1 acres ±.

Four (4) conditions were proffered, accepted and affect the above described property. They are as follows:

1. No portion of the property shall be used for residential purposes. This proffer shall be binding upon the undersigned and its assigns for so long as the property remains zoned R-6 or such other substantially similar classification permitting office building development and operation as principal uses.
2. The subject property owner will enter into a reciprocal easement agreement with the property owner under Zoning Case C-55C-79 to accommodate joint access and common flow of traffic between the two properties.

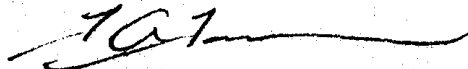
September 17, 1979

If the subject property owner does not file a joint plan of development with the property owner under Zoning Case C-55C-79, then the plan of development filed by the applicant will reflect a master plan for the development of the subject property and the property covered by Zoning Case C-55C-79 as a whole (with the development of the property covered by Zoning Case C-55C-79 shown as "future development"). The effect of the reciprocal easement agreement shall be shown on any plan of development filed by the subject property owner for the property.

3. That any improvements on the property will not exceed three (3) stories in height, to be binding on the owner and its assigns for so long as the property remains zoned R-6 or other substantially similar classification.
4. No portion of the property shall be used for clubs, fraternities, lodges or other similar establishments. This proffer shall be binding on the undersigned and its assigns for so long as the property remains R-6 or such other substantially similar classification permitting office building development and operation as principal uses.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. John W. Bates, III
Conditional Zoning Index ✓