

C-24C-80



93-BI-46
THREE CHOPT DISTRICT
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C-720-75



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

July 11, 1980

Re: Conditional Zoning Case C-24C-80

Westport Convalescent Center
c/o Mr. Herbert Seal
Route 1, Box 253B
Doswell, Virginia 23047

Dear Mr. Seal:

At its July 9, meeting the Board of Supervisors accepted your proffered conditions and granted your request on behalf of the Westport Convalescent Center and conditionally rezoned the Center's property situated on the south line of Forest Avenue, 184.69' east of Westhill Road Extended.

The land conditionally rezoned from A-1 Agricultural to R-6 General Residence is described as follows:

Part of Parcel 93-B1-46:

Beginning at a point marked by a rod on the S. line of Forest Avenue, which rod is S. 02° 26' 28" W., a distance of 80.14' from a rod on the N. line of Forest Avenue 184.69' east of its intersection with the E. line of Westhill Road, extended; and from said point of beginning extending along the S. line of Forest Avenue N. 89° 05' 02" E., 102.60' to a point; thence continuing in an easterly direction along the S. line of Forest Avenue along a curve having a central angle of 01° 39' 18" and a tangent of 41.90', a distance of 83.80'; thence continuing along the S. line of Forest Avenue along with a curve with a radius of 2901.07', a distance of 359.24' to a point; thence continuing along the S. line of Forest Avenue N. 80° 20' 02" E., 121.56' to a rod; thence S. 02° 26' 14" W., 265.42' to a rod; thence N. 88° 38' 28" W., 660.00' to a rod; thence N. 02° 26' 28" E., 186.83' to the rod marking the point of beginning, containing 3.259 acres.

Your proffered conditions accepted by the Board and regulating the use of the conditionally rezoned property are as follows:

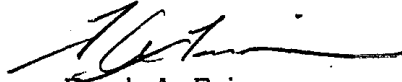
1. No portion of the Property shall be used for apartments or multifamily residential units.
2. The Property shall be used for office development in substantial accordance with the layout and elevation plan prepared by J. K. Timmons & Associates, Inc., Consulting Engineers, Richmond, Virginia, dated July 18, 1979, a copy of which is filed herewith, except for such changes therein as shall be required or approved by the County of Henrico or any governmental body, agency, commission or department thereof.

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3. There shall be no access to or from the Property to or from Foster Road, unless required by the County of Henrico or any applicable governmental body, agency, commission or department thereof.
4. The Property will be properly buffered and screened across the entire rear or southern boundary thereof (except to the extent required to construct utility lines, if any), as same shall be approved by the Henrico County Planning Commission.
5. All exterior walls of each office building constructed on the Property will be architecturally similar in treatment.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

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