

R-2A

R-6  
TENN  
COURTS

R-3

R-3

R-2A

PARHAM  
PLAZA  
B-2

B-1 TO B-2C  
0.71 AC.

R-5

RIDGE  
FLEM  
SCHOOL

R-6

R-6

R-5

B-1

RIDGE  
SHOPPING  
CENTER

B-1

QUIOCCASIN  
RD.

R-6

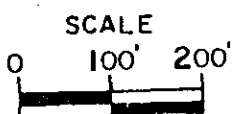
B-2

B-3

B-1

R-3

C-45C-80



84-AI-15  
TUCKAHOE DISTRICT  
J.A.S.

R-3

August 19, 1980

Re: Conditional Zoning Case C-45C-80

LCL Company  
c/o Mr. Charles Marchetti  
Pollard & Bagby, Inc.  
2 S. Fifth St.  
Richmond, Virginia 23219

SITE OF  
HAEDEES AT  
RIDGE S.C.

Gentlemen:

At its August 13, meeting the Board of Supervisors, in accordance with the Planning Commission's recommendation, accepted the owner's proffered conditions as amended and restated and conditionally rezoned the below described property from B-1 Neighborhood Business to B-2 Community Business District. The rezoned property is described as follows:

Part of Parcel 84-A1-92, and 85-B1-36, Part of Reserved Lot 2, Block C, Ridgehaven Subdivision:

Beginning at a point on the eastern line of Parham Road which point is 791.02' north of the point of intersection of the eastern line of Parham Road with the northern line of Quioccasin Road prior to its relocation and also being 873.04' north of the point of curve marking the intersection of the E. line of Parham Road with the N. line of Quioccasin Road as relocated; thence N.  $2^{\circ} 22' 45''$  W., along the eastern line of Parham Road 265' more or less to a point; thence southeastwardly along the center line of a creek as it meanders 192', more or less, to a point; thence S.  $2^{\circ} 22' 45''$  E., 130' more or less; thence S.  $76^{\circ} 19' 10''$  W., 153.01' to the point of beginning, containing .71 +- acres.

The above described property is subject to regulation by the following proffered conditions in addition to all other applicable regulations of Zoning Ordinance No. 179:

1. The Property shall be used only for those uses permitted in a B-1 neighborhood business zoning district and/or a restaurant with a drive-in window, and uses accessory thereto.
2. Applicants will restore and provide for maintenance of the existing buffer area between the existing restaurant building and residents to the north of the restaurant.
3. The sound system used to place drive-in orders shall be regulated and restricted so as not to be heard beyond the Property limits.
4. Applicant shall construct an opaque privacy fence across the rear (northern) boundary line of the Property as required by the Planning Commission.

LCL Company  
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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

*KJD*  
KJD:jt  
cc: Clerk, Board of Supervisors -  
Supervisor, Real Estate Assessment  
Mr. Jay Weinberg  
Conditional Zoning Index