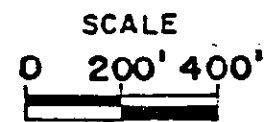


C-39C-81

COUNTY OF HENRICO PLANNING OFFICE



78-A2-63
THREE CHOPT DISTRICT

J.A.S.



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 15, 1981

Re: Conditional Rezoning Case C-39C-81

Mr. Jay Weinberg
P. O. Box 12085
Richmond, VA. 23230

Dear Mr. Weinberg:

At its September 9, meeting, the Board of Supervisors accepted your proffered conditions on behalf of the owners and conditionally rezoned from A-1 Agricultural to R-6 General Residence District the below described property in accordance with your request and recommendations of the Planning Commission.

The rezoned property, identified as tax parcel 78-A2-63 is described as follows:

Commencing at a point in the northern line of Broad Street Road distant 793.41' eastwardly from the intersection formed by the northern line of Broad Street Road with the eastern line of Sadler Road; and from said point of beginning thence N. 16° 50' 40" E., 926.26' to a rod; thence N. 85° 16' E., 217.00' to a rod; thence S. 14° 05' W., 994.94' to a point in the northern line of Broad Street Road; thence N. 75° 58' W., and fronting on the northern line of Broad Street Road, 250.00' to the point of beginning, containing 5 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance).

1. The property shall not be used for multi-family rental apartments.
2. Lighting in parking areas shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission at the time of Plan of Development approval.
3. Existing plantings on the property shall be retained to the extent practicable and additional plantings will be added where necessary to properly buffer the property from adjacent residential dwellings, as same shall be required or approved by the Planning Commission at the time of Plan of Development approval.

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Mr. Jay Weinberg
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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 and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
A. W. Bennett, Inc.
✓ Conditional Zoning Index