

HARRY F.  
BYRD MIDDLE  
SCHOOL

ATHLETIC  
FIELD

A-1

PEMBERTON  
ELEM.  
SCHOOL

PEMBERTON  
ROAD

R-5

B-1

RTH

ASHINGHURST RD

HUNEYCUTT

VINTAGE

PROVINCE

R-5

COLONIAL  
COURT

APTS

ENGLAND

DRIVE

POOL

CITADEL

DRIVE

DRIVE

PAVILION

QUIOCCASIN  
ROAD

ROAD

R-3

B-1

R-6

R-3

R-5

FARMINGTON  
DRIVE

WOODCREST

ROAD

SHANE

ROAD

BROOK

INEZ  
RD

COUNTY OF HENRICO PLANNING OFFICE

C-49C-81

SCALE  
0 100' 200'

PT. OF 85-B1-25 79-B2-28,35  
TUCKAHOE DISTRICT  
I.A.S



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

October 19, 1981

Re: Conditional Rezoning Case C-49C-81

Mr. Arthur E. Havens, Jr.  
9108-A Quioccasin Road  
Richmond, Virginia 23229

Dear Mr. Havens:

At its October 14 meeting, the Board of Supervisors accepted your amended and restated proffers and conditionally rezoned your property from R-3 One Family Residence and R-5 General Residence to R-6 General Residence District in accordance with your request and the Planning Commission's recommendation.

The rezoned property identified as tax parcel 79-B2-28, 35 and part of parcel 85-B1-25 is described as follows:

Beginning at a point on the N. line of Quioccasin Road, approximately 635' east of its intersection with the E. line of Pemberton Road; thence N.  $07^{\circ} 57' 45''$  E., 204.71' to a point; thence S.  $85^{\circ} 00' 20''$  E., 299.6' to a point; thence S.  $07^{\circ} 57' 45''$  W., 257.02' to a point on the N. line of Quioccasin Road; thence along said N. line N.  $66^{\circ} 38' 00''$  W., 310.36' to the point of beginning, containing 1.42 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. No portion of the Property shall be used for apartments or multi-family residential units or clubs, fraternities, lodges and similar meeting places.
2. Lighting in parking lots 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 by the Planning Commission.
3. Any building constructed on the Property shall be similar in architectural design, character and layout to the building shown on Exhibit "A" attached hereto (see case file) and made a part hereof, with exterior walls of predominantly brick construction on all four (4) sides thereof. The height of any such building shall not exceed the height of the building shown on Exhibit "A" (see case file). The foregoing limitations are subject to such changes as shall be required by the Planning Commission in approving the Plan of Development for the project.
4. The Property shall be appropriately landscaped, as required by the Planning Commission at the time of Plan of Development approval.

Mr. Arthur E. Havens, Jr.  
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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  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg