



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

February 17, 1982

Re: Conditional Rezoning Case C-65C-81

Mr. E. Carlton Wilton
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

At its February 10 meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned your below described property from R-1 One Family and R-6C General Residence to R-6 General Residence and B-1 Neighborhood Business District in accordance with your request and the Planning Commission's recommendation. The property, part of Tax Parcel 80-A1-2 is described as follows:

Portion conditionally rezoned R-6 (Zoning Parcels A and C)

Beginning at a point on the S. right-of-way line of Patterson Avenue 196.66' west of Pump Road extended; thence S. $90^{\circ} 56' 20''$ W., 179' to a point; thence S. $80^{\circ} 03' 40''$ E., 186.74' +- to a point on the W. line of Pump Road; thence S. $15^{\circ} 55' 30''$ W., along said W. line, 121.61' to a point; thence N. $80^{\circ} 03' 40''$ W., 554.02' to a point; thence N. $90^{\circ} 56' 20''$ E., 121.00' to a point; thence S. $80^{\circ} 03' 40''$ E., 170' +- to a point; thence N. $90^{\circ} 56' 20''$ E., 179' +- to a point on the S. line of Patterson Avenue; thence S. $80^{\circ} 03' 40''$ E., along said S. line 210' +- to the point of beginning, containing 2.42 +- acres.

Portion conditionally rezoned B-1 (Zoning Parcel B)

Beginning at a point on the S. right-of-way line of Patterson Avenue 30.0' West of Pump Road extended; thence along said S. line N. $80^{\circ} 03' 40''$ W., 166.66' to a point; thence S. $90^{\circ} 56' 20''$ W., 179' to a point; thence S. $80^{\circ} 03' 40''$ E., 186.74' to a point on the W. line of Pump Road; thence along said W. line N. $15^{\circ} 55' 30''$ E., 40.90' to a point; thence along a curve to the left, with a radius of 1039.25', 108.56' to a point; thence along a curve to the left, with a radius of 30.0', 47.12' to the point of beginning, containing 0.78 +- acres.

Portion conditionally rezoned B-1 (Zoning Parcel D)

Beginning at a point on the S. right-of-way line of Patterson Avenue 406.66' west of Pump Road extended; thence along said S. line N. $80^{\circ} 03' 40''$ W., 170' +- to a point; thence S. $90^{\circ} 56' 20''$ W., 179.0' to a point; thence S. $80^{\circ} 03' 40''$ E., 170.0' +- to a point; thence N. $90^{\circ} 56' 20''$ E., 179.0' to the point of beginning, containing 0.70 +- 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):

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1. Those portions of the subject rezoning site (part of tax parcel 80-A1-2) requested to be rezoned to B-1 Neighborhood Business District shall not be used, in whole or in part, as the site of a gasoline or service station. 2. Those portions of the subject rezoning site (part of tax parcel 80-A1-2) requested to be rezoned R-6 General Residence District shall not be used, in whole or in part, as the site(s) for multiple family dwellings. 3. These proffered conditions shall supercede all previously accepted and applicable proffered conditions regulating this property and shall be the sole proffered conditions applicable to the subject property. 4. The owner will limit the development to (2) entrances on Patterson Avenue, one of which shall be at the existing crossover at the western end of the property, and (1) entrance on Pump Road. 5. The tract will be developed as a planned business and office complex with common architectural features and landscaping, with buffering and shielding from the adjacent apartments, and with prime access to the individual businesses and offices from an interior private drive. 6. The height of the buildings will be limited to 35 feet above the finished grade.

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
✓ Conditional Zoning Index File