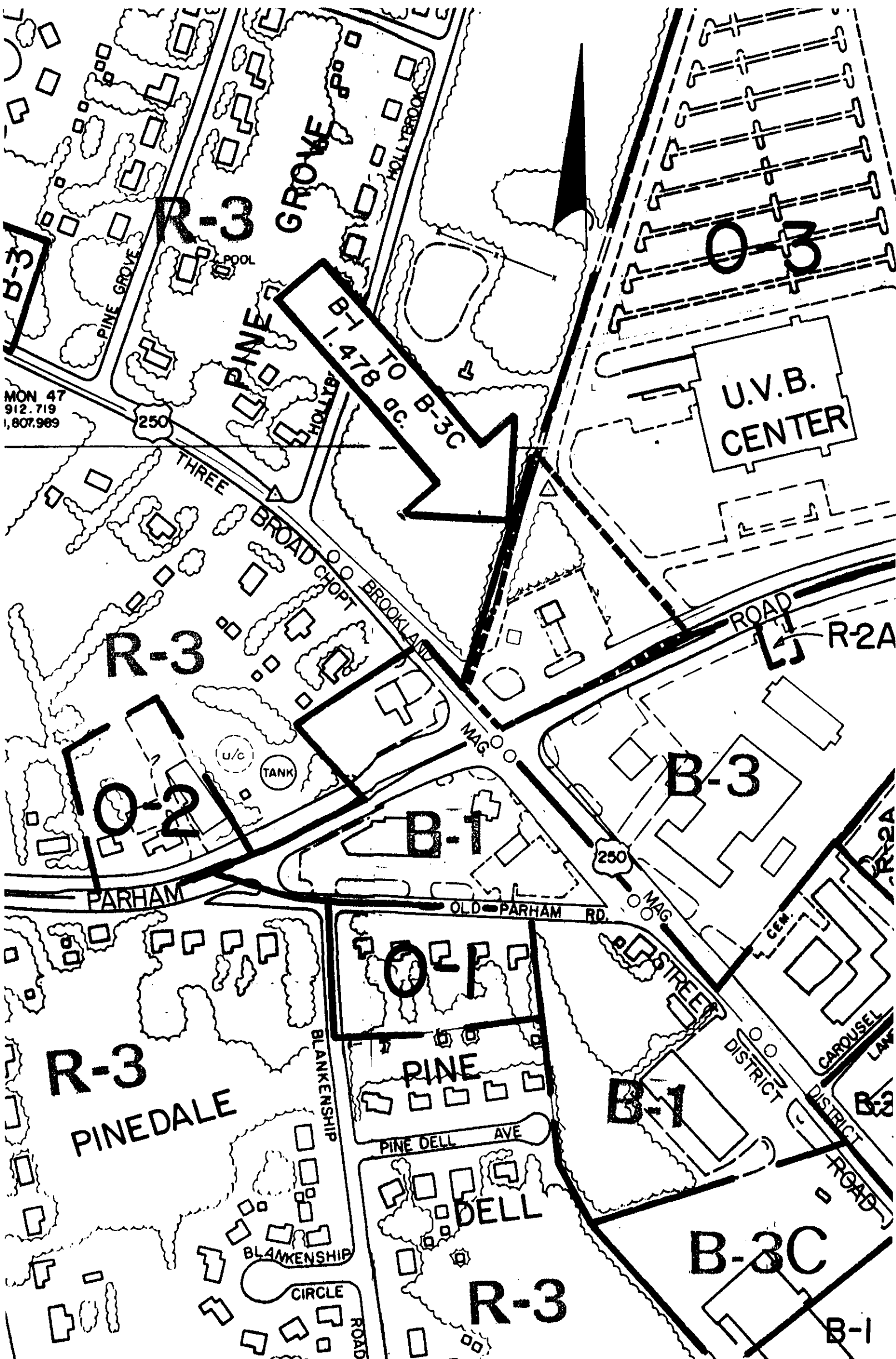


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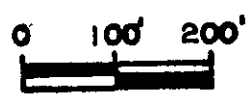


COUNTY OF HENRICO PLANNING OFFICE

SCALE

92-BI-40

C-17C-83



BROOKLAND DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 17, 1983

FRANK A. FAISON  
County Manager

Re: Conditional Rezoning Case C-17C-83

Mr. Phil Weddington  
Gulf Oil Corporation  
P. O. Box 11287  
4009 Fitzhugh Ave.  
Richmond, Virginia 23230

Dear Mr. Weddington:

At its May 11 meeting, the Board of Supervisors accepted your substitute proffered conditions and conditionally rezoned your below described property from B-1 Neighborhood Business to B-3 General Business District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property, being Parcel 92-B1-40, is described as follows:

Beginning at the intersection of the N. line of Parham Road and the E. line of Broad Street Road; thence N.  $31^{\circ} 39' 30''$  W., 46.50' to a point; thence N.  $24^{\circ} 59' 30''$  E., 365.73' to a point; thence S.  $34^{\circ} 49' 45''$  E., 354.34' to a point on the N. line of Parham Road; thence along the right of way of Parham Road on a curve with a length of 38.20' and a radius of 1959.86' to a point; thence S.  $70^{\circ} 30' 30''$  W., 8.25' to a point; thence S.  $80^{\circ} 55' 01''$  W., 110.22' to a point; thence S.  $70^{\circ} 31' 50''$  W., 146.00' to a point; thence N.  $88^{\circ} 03' 30''$  W., 42.37' to the point of beginning, containing 1.478 acres.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Owner proffers to restrict the property to only those uses, signs and hours of operation as first permitted in B-1 zoning and a car wash as first permitted in B-3 zoning.
2. Owner shall provide such buffering of adjacent properties as may be required by the Planning Commission at the time of Plan of Development approval.

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  
Mr. Charles R. Warren  
Conditional Zoning Index