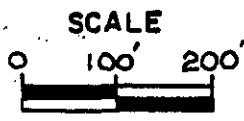


COUNTY OF HENRICO PLANNING OFFICE

C-56C-83



PT. 86-BI-9
THREE CHOPT DISTRICT
JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

November 14, 1983

Re: Conditional Rezoning Case C-56C-83

Mr. Walter W. Regirer, et. al.
2420 Pemberton Road
Richmond, Virginia 23233-2099

Dear Mr. Regirer:

The Board of Supervisors, at its meeting on November 9, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence District. The property conditionally rezoned is described as follows:

Part of Parcel 86-B1-9:

Beginning at a highway monument marking the intersection of the southern line of Interstate Route 64 with the eastern line of Pemberton Road (State Route 157); thence from said point of beginning in the southern line of Interstate Route 64 along a curve to the east and north having a radius of 43,077.84', a distance of 1192.10' to a point; thence S. 43° 32' W., a distance of 350.22' to a point; thence N. 64° 34' 20" W., a distance of 1237.80' to a point in the eastern line of Pemberton Road; thence along the eastern line of Pemberton Road the following courses and distances to the point of beginning: N. 37° 17' 28" E., 190.70' to an iron rod; S. 52° 47' 58" E., 35.00' to an iron rod; N. 37° 12' 02" E., 311.36' to a highway monument, N. 74° 05' 35" E., 41.38' to the point of beginning, containing 12 acres.

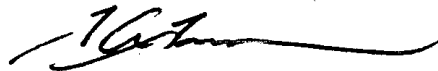
The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The property shall be used for the facility as an adjunct to University Park and the Regency Nursing Homes and a Home for Adults.
2. The proposed facility shall serve the need and be used only by elderly and/or convalescent and/or handicapped and/or disabled and their spouse, child, brother, sister or aide but in no event in excess of 2 persons per bedroom.
3. There shall be no vehicular access to or from the property which is the subject matter of this rezoning, to or from Minna Drive or Colwyn Road unless required by a governmental body.
4. No building shall be constructed on the property which is in excess of 3 stories in height.

Mr. Walter Regirer
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the amended proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index