



C-92C-85

COUNTY OF HENRICO PLANNING OFFICE
80-AI-2



TUCKAHOE DISTRICT
 J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W. F. LaVECCHIA, P.E.
County Manager

November 18, 1985

Re: Conditional Rezoning Case C-92C-85

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

Dear Mr. Wilton:

The Board of Supervisors, at its meeting on November 13, accepted your proffered conditions and conditionally rezoned your property from R-6C General Residence and B-1C Neighborhood Business to B-2C Community Business District.

The property conditionally rezoned is described as follows:

Parcel 80-A1-2:

Beginning at a point on the S. R/W line of Patterson Avenue 196.66' west of Pump Road Extended; thence N. $80^{\circ} 03' 40''$ W., 380' +- to a point; thence S. $90^{\circ} 56' 20''$ W., 179' to a point; thence S. $80^{\circ} 03' 40''$ E., 380' +- to a point; thence N. $90^{\circ} 56' 20''$ E., 179' to the point of beginning, containing 1.56 +- acres.

The Board of Supervisors accepted the 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. The following shall be prohibited:
 - a. Hotels
 - b. Motels
 - c. Motor Lodges
 - d. Motor Hotels
 - e. Mortuaries
 - f. Public dancing facilities but not studios for instructional purposes
 - g. Bowling establishment
 - h. Skating establishment
 - i. Billiard establishment
 - j. Video game rooms
 - k. Gasoline or service stations
 - l. Convenience stores (ie., U-Totem, 7-11, etc.)
 - m. Tire stores
 - n. Restaurants with drive-in window systems accessory to their operation.

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2. No more than one additional access point for a total of two access points shall be permitted to Patterson Avenue unless otherwise required by any applicable government body.
3. Building to be of predominantly brick construction on all four sides.
4. The height of the buildings shall be limited to 35 feet above the finished grade.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.,
County Manager

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