

C.M.M. SHOP. CTR.

COUNTY OF HENRICO PLANNING OFFICE

98-A1-59pt.54

THREE CHOPT DISTRICT

C-42C-87



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 14, 1987

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

Re: Conditional Rezoning Case C-42C-87

Bassett & Company
Suite 323,
1001 Chinaberry Blvd.
Richmond, Virginia 23225

Gentlemen:

The Board of Supervisors at its meeting on July 8, granted your request to conditionally rezone from R-3 One Family Residence and B-1 Neighborhood Business to B-2C Community Business District (Conditional), described as follows:

Parcel 98-A1-59:

Beginning at a rod on the E. line of Woodman Road at the curve return of the right of way on the N. line of Hungary Road; thence along the E. right of way line of Woodman Road along a curve to the right having a radius of 676.20' and a length of 195.95' to a point; thence along said eastern right of way line N. 7° 31' 10" W., 96.23' to a point; thence leaving said right of way line N. 82° 28' 50" E., 167.99' to a point; thence S. 12° 11' 15" E., 250.00' to a point in the north right of way line of Hungary Road; thence along said northern right of way line S. 64° 03' 26" W., 152.61' to a point; thence along a curve to the right having a radius of 12.00' and a length of 19.23' to the point of beginning, containing 1.10 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 subject parcel shall not be utilized for the following B-2 Community Business District uses: hotel, motel, motor lodge, motor hotel, carpenter, electrical, plumbing, heating, upholstery, furniture repairing, appliance repairing, bowling, skating, billiards, dancing establishments, dance halls, bingo parlors, laundromats, or indoor video games.
2. The subject parcel shall not be utilized for take-out food establishments, but may be utilized for food establishments which provide home delivery service.
3. All businesses on the subject parcel shall observe an 11:00 p.m. closing.
4. Any buffer presently on the north end of either the business or residential portion shall be constructed if zoning change not granted, but a buffer equivalent to that on the east and west shall be on the north end should Case C-43C-87 is granted.
5. The buffer area on the west and east boundaries of the subject parcel shall be of the same size and type as is presently on the property and shall include the portions zoned R-3.

Bassett & Company
Page 2
July 14, 1987

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. & Mrs. Robert N. Johnson