

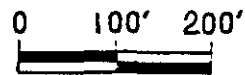
COUNTY OF HENRICO PLANNING OFFICE

84-AI-15, 92 PT. 19

TUCKAHOE DISTRICT

REZONE SHOPPING CENTER

C-36C-89



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

June 20, 1989

Re: Conditional Rezoning Case C-36C-89

Mr. Charles Marchetti  
L.C.L. Company  
29 Charnwood Road  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from B-1 Business and O-2 Office to B-2C Business District (Conditional), described as follows:

Part of Parcels 84-A1-15, 19 and 92:

Beginning at a point on the eastern side of the Parham Road right of way 232.00' from the point of curve marking the intersection of the E. line of Parham Road with the N. line of Quioccasin Road; thence proceeding along the eastern line of Parham Road N.  $02^{\circ} 18' 15''$  W., 655.02'; thence departing from the E. line of Parham Road N.  $76^{\circ} 19' 10''$  E., 153.01'; thence parallel with the E. line of Parham Road N.  $02^{\circ} 18' 15''$  W., 130' +- to a point in the center of a creek; thence proceeding upstream in an easterly direction along the centerline of said creek 213' +-; thence N.  $76^{\circ} 19' 10''$  E., 328.50'; thence S.  $16^{\circ} 46' 50''$  E., 187.15'; thence S.  $76^{\circ} 34' 10''$  W., 271.71'; thence S.  $01^{\circ} 45' 54''$  W., 56.74'; thence S.  $74^{\circ} 59' 50''$  E., 103.24'; thence S.  $24^{\circ} 27' 55''$  W., 147.97'; thence S.  $22^{\circ} 24' 10''$  W., 48.97'; thence N.  $67^{\circ} 30' 27''$  W., 170.08'; thence S.  $22^{\circ} 29' 33''$  W., 50.00'; thence S.  $67^{\circ} 30' 27''$  E., 120.00'; thence N.  $22^{\circ} 29' 33''$  E., 50.00'; thence S.  $67^{\circ} 30' 27''$  E., 50.08'; thence S.  $22^{\circ} 24' 10''$  W., 458.20'; thence N.  $67^{\circ} 36' 15''$  W., 294.51'; to the place and point of beginning, containing 8.8 +- acres.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. The hours of service shall be as permitted and regulated in B-1 Business Districts.
2. Signage shall be as permitted and regulated in B-1 Business Districts.
3. The following uses shall not be permitted: billiard and pool parlors, video and electronic game rooms, and bingo halls.
4. All future leases will prohibit dumpster emptying/servicing between the hours of 11:00 p.m. and 7:00 a.m.
5. A dense evergreen planting/buffer area shall be continuously maintained along the north property line and all dead and diseased plant materials shall be promptly removed and replaced no later than the next normal planting season.

Mr. Charles Marchetti  
L.C.L. Company  
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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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

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

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