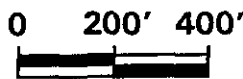


**OFFICE/WAREHOUSE  
HEADQUARTERS, OFFICE-  
HEALTH CARE PROGRAMS**

**C-52C-93**



**96-B1-114**

**BROOKLAND DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

December 14, 1993

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-52C-93

Mr. Carter Tucker  
Blue Cross Blue Shield of Virginia  
2015 Staples Mill Road  
Richmond, Virginia 23279

Dear Mr. Tucker:

The Board of Supervisors at its meeting on December 8, granted your request to conditionally rezone property from O-3 Office District to B-3C Business District (Conditional), Parcel 96-B1-114, described as follows:

Beginning at a point marked by a monument in the southern line of Thalbro Street 20.00' E. of the eastern line of Staples Mill Road, extended; thence with the southern line of Thalbro Street N. 89° 32' 44" E., 55.00' to a point; thence along an arc curving to the right, the radius of which is 526.62', 243.43' to a point; thence S. 63° 58' 09" E., 464.25' to a point; thence along an arc curving to the right, the radius of which is 510.00', 61.98' to a point; thence along an arc curving to the right the radius of which is 20.00', 33.46' to a point in the W. line of Maywill Street; thence along the W. line of Maywill Street along an arc curving to the left the radius of which is 581.14', 299.60' to a point; thence S. 9° 18' 42" W., 214.76' to a point; thence along an arc curving to the right the radius of which is 1400.00', 220.94' to a point; thence S. 18° 21' 13" W., 141.20' to a point; thence leaving Maywill Street N. 68° 19' 17" W., 729.25' to a point in the E. line of Staples Mill Road; thence along the E. line of Staples Mill Road N. 21° 30' 09" E., 121.01' to a point; thence along an arc curving to the left the radius of which is 1464.40', 561.19' to a point; thence N. 0° 27' 16" W., 196.81' to a point; thence along an arc curving to the right the radius of which is 20.00', 31.42' to the place and point of beginning, containing 15.538 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):

1. **Permitted Uses.** The principal uses permitted on the Property shall be those permitted in an O-3 district. The only B-3 permitted uses on the Property shall be the following:
  - a. A single office-warehouse when the warehouse area does not exceed fifteen thousand (15,000) square feet and all materials are stored within an enclosed building for use by the business concern occupying the building.
  - b. Printing, publishing and engraving establishments, photographic processing and blueprinting.
2. **Accessory Uses.** The O-3 accessory uses shall continue to be permitted. The only B-3

Mr. Carter Tucker  
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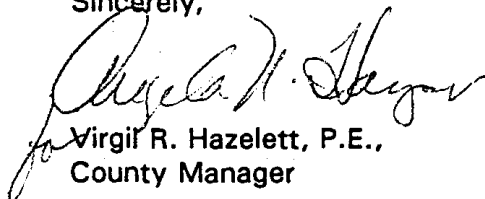
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accessory uses permitted on the Property shall be the following:

- a. Signs as regulated in Section 22-104 of the Henrico County Zoning Ordinance.
  - b. Newspaper boxes, public telephone stations and similar uses.
3. Storage. Storage for all permitted uses shall be wholly within completely enclosed buildings.
  4. Loading Facilities. Any future loading and delivery docks or bays shall be designed and located such that they are not visible from adjacent roadways.
  5. Severance. The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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,



Virgil R. Hazelett, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
✓ Ms. Gloria L. Freye, Esquire