

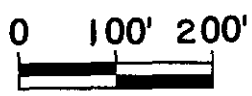
0-2 to B-3C
0.321 Ac.

PT. OF 103-4-9-4

CELLULAR TEL. SALES / BUSINESS OFFICE
WITH RETAIL & PHONE INSTALL. AREAS

THREE CHOPT DISTRICT

C-87C-96



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

December 18, 1996

Re: Conditional Rezoning Case C-87C-96

Mr. Edward J. Bass
RCTC Wholesale Corp.
2501 Goodes Bridge Rd.
Richmond, Va. 23224

Dear Mr. Bass:

The Board of Supervisors at its meeting on December 11, 1996, granted your request to conditionally rezone property from O-2 Office District to B-3C Business District (Conditional), Part of Parcel 103-4-9-4, described as follows:

Beginning at a point on the southern boundary of the right of way line of W. Broad Street, said point being approximately 193.52' east of the point of intersection of Crestwood Avenue and W. Broad Street; thence leaving the southern boundary of the right of way line of W. Broad Street in a southwesterly direction S. 45° 38' 15" W., 148.52' to a point; said point being the actual place and point of beginning for Parcel A; thence continuing in a southeasterly direction the following four (4) courses and distances: thence S. 44° 21' 45" E., 140.00' to a point; thence S. 45° 38' 15" W., 100.00' to a point; thence N. 44° 21' 45" W., 140.00' to a point; thence N. 45° 38' 15" E., 100.00' to a point, said point being the point of beginning for Parcel A and containing 0.321 acres more or less.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

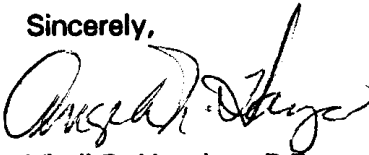
1. Rear yard setback shall be fifty feet (50').
2. The proposed service bay addition shall be of comparable design and materials as used in the existing service bays.
3. Broken up areas of existing paving shall be repaired and paved.
4. If the use of the tower for communications purposes is discontinued and the tower is no longer needed for such purposes, the tower shall be removed from the site within 90 days.

In addition, this letter responds to your request, dated November 12, 1996, for a waiver/modification of transitional buffer requirements for the referenced property. In accord with Section 24-106.2(e)(3) of the ordinance, the Planning Director has agreed to modify/waive these requirements as requested.

Mr. Edward J. Bass
RCTC Wholesale Corp.
December 18, 1996
C-87C-96

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,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Water F. Witt, Jr., Esquire