

SUBJECT PROPERTY

REZ2023-00008

Zoning

Amend Proffered Conditions
(C-35C-91)

Brookland District

400 Feet

PS February 2023 Ref: 753-759-5245



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

May 16, 2023

Adam Sledd
9702 Gayton Road, PMB #127
Richmond, VA 23238

Re: Rezoning Case REZ2023-00008

Dear Mr. Sledd:

The Board of Supervisors at its meeting on May 9, 2023, approved your request to amend proffers accepted with C-35C-91 on Parcel 753-759-5245 located approximately 400' from the northwest intersection of W. Broad Street and Stillman Parkway, described as follows:

Beginning at a point, said point being 778.30' from the intersection of the north line of W Broad Street (State Route 250) with the east line of Gaskins Road; thence, N 74°16'28" E for a distance of 50.10' to a point; thence, N 32°24'55" E for a distance of 99.11' to a point; thence, N 04°27'16" W for a distance of 17.50' to a point; thence, N 57°35'05" W for a distance of 194.14' to a point; thence; N 32°24'55" E for a distance of 243.25' to a point; thence, R 57°35'05" W for a distance of 33.44' to a point; thence N 32°24'55" E for a distance of 291.67' to a point; thence, S 57°35'05" E for a distance of 419.51' to a point; thence, S 32°37'20" W, for a distance of 387.69' to a point; thence S 57°24'30" E for a distance of 81.72' to a point; thence, S 32°37'20" W for a distance of 41.06' to a point; thence along a curve to the left having a radius of 119.00' and an arc length of 79.64', being subtended by a chord of N 76°33'05" W for a distance of 78.17' to a point; thence along a curve to the right having a radius of 301.00' and an arc length of 142.96', being subtended by a chord of N 82°07' 06" W for a distance of 141.62' to a point; thence, S 62°07'58" W for a distance of 15.83' to a point; thence, S 32°24'55" for a distance of 122.08' to a point; thence, S 08°54'12" E for a distance of 48.69' to a point on the north line of W. Broad Street; thence along the north line of W Broad Street, N 57°27'07" W for a distance of 116.58' to a point and being the point of beginning, as shown on plat by Foster & Miller, PC, dated February 22, 1993, entitled "Plat of 5.134 Acres 'With Improvements, located on the North Line of W Broad Street, Three Chopt District, Henrico County, Virginia" a copy of which is attached to and made a part of the deed recorded in Deed Book 2436, page 396, reference to which is hereby made for a more particular description of said land.

The Board of Supervisors accepted the following proffer amendments, dated April 11, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

All conditions of rezoning case C-35C-91 will apply to the subject property except as revised below.

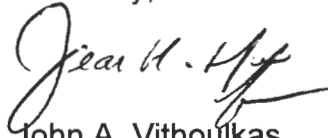
5. Installation Department Restrictions. The automobile radio and stereo installation...
(PROFFER TO BE DELETED IN ITS ENTIRETY)

19(a). a billiard, bagatelle, gambling or lottery type machines, or a bingo parlor

19(i). a gymnasium, sport or health club or spa; (PROFFER TO BE DELETED IN ITS ENTIRETY)

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment