

R-4 to O-2  
1.31 Ac.

**REZ-2024-100060**  
**Zoning**  
Commercial  
Fairfield District

200 Feet

PS January 2024 Ref: 782-743-5910



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vitoulkas  
County Manager

April 16, 2024

4801 Hermitage Associates, LLC  
P.O. Box 6749  
Richmond, VA 23230

Re: Rezoning Case REZ-2024-100060

Dear Sir/Madam:

The Board of Supervisors at its meeting on April 9, 2024, approved your request to rezone from R-4 One-Family Residence District to O-2 Office District Parcel 782-743-5910 containing 1.31 acres located on the west line of Hermitage Road (State Route 161) approximately 290' south of its intersection with Park Street, described as follows:

BEGINNING at the point of intersection of the northern boundary of the right of way line of Interstate No. 95 and the eastern boundary of the right of way line of Hermitage Road, thence proceeding in a northwesterly direction along the eastern boundary of the right of way line of Hermitage Road N 03°53'40" W 598.79 feet to a point;

Thence leaving the eastern boundary of the right of way line of Hermitage Road in a northeasterly direction the following two (2) courses and distances:

- 1) N 84°44'50" E 51.35 feet to a point;
- 2) Thence N 05°15'10" W 79.00± feet to a point in the centerline of Upham Brook;

Thence proceeding along the centerline of Upham Brook in a northeasterly direction 131± feet to the point of intersection of the centerline of Upham Brook and the City of Richmond/Henrico County Boundary Line, said Point being the Actual Point and Place of Beginning of the Subject Parcel;

Thence proceeding along the centerline of Upham Brook in a northwesterly direction 234± feet to a point;

Thence leaving the centerline of Upham Brook and proceeding in a southeasterly direction S 03°53'40" E 135± feet to a point on the northern boundary of the right of way line of Interstate No 95;

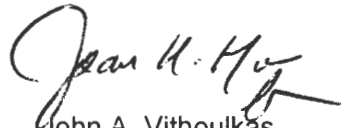
Thence proceeding along the northern boundary of the right of way line of Interstate No. 95 along a curve to the left having a radius of 2004.86 feet, a delta angle of 9°59'43", an arc length of 349.75 feet and a chord bearing and distance of S 35°25'13" W 349.30 feet to a point on the City of Richmond/Henrico County Boundary Line;

Thence leaving the northern boundary of the right of way line of Interstate No. 95 and proceeding along the City of Richmond/Henrico County Boundary Line in a southeasterly direction N 05°16'03" W 372± feet to a point in the centerline of Upham Brook, said point being the Point and Place of Beginning, containing 1.31± Acres, more or less.

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

Sincerely,



John A. Vithoukás  
County Manager

pc: W. Andrew DiStanislao Esq.  
Director, Real Estate Assessment