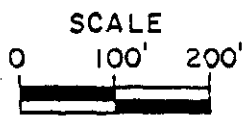


C-11C-79



9-BI-56
VARINA DISTRICT
RWC



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 24, 1979

Re: Zoning Case C-11C-79

Mr. John Sinclair, President
Old Dominion Broadcasting Company, Inc.
Box 603
Crawfordsville, Indiana 47933

Dear Mr. Sinclair:

At its meeting on May 23, 1979, the Board of Supervisors accepted the proffers offered by you and your counsel and conditionally rezoned the subject site from A-1 Agricultural to R-6 General Residence District in accordance with your request.

The proffers affecting the rezoned property are as follows:

The subject property shall be used only as follows:

1. Office and Broadcasting Studio to be residential in appearance. The Office and Broadcasting Studio will be built in the following style: a brick ranch style house will full basement not to exceed 4,500 square feet with a parking lot placed to the rear or side of the building.
2. Single family detached dwelling not to exceed a density of three units per acre.
3. The applicant agrees that in the event it constructs said office and broadcasting studio, it will mail all prizes and promotional awards to winners in order to eliminate additional traffic.
4. The applicant agrees that it will not place any advertising signs on the property other than an identification sign on the front of the building not to exceed twelve square feet.
5. The applicant agrees that in the event it constructs said office and broadcasting studio, it will improve Inman Avenue from Samara Drive east 175 feet or contribute not more than 50 percent of the cost to improve Inman Avenue from Samara Drive east 405 feet or contribute not more than 50 percent of the cost to improve Leahy Street from Gay Avenue north to Inman Avenue.

Mr. John Sinclair

- 2 -

May 24, 1979

6. The applicant agrees that in the event it constructs said office and broadcasting studio it will, if required by the County, install and connect to the Henrico County Water System.
7. The applicant agrees that in the event it constructs said office and broadcasting studio it will clear away all the debris currently located in the ravine located on its property approximately at the lower eastern corner of said property.
8. The applicant agrees to plant shrubbery, flowers and trees on the area after completing the building of the office and broadcasting studio.
9. No Two-family Dwelling shall be constructed on Property.
10. No Multi-family Dwelling shall be constructed on Property.
11. No rooming or boarding houses shall be constructed on Property.
12. Property shall not be used for banks, savings & loans, or banking institutions.
13. Property shall not be used for clubs, fraternities, or lodges.

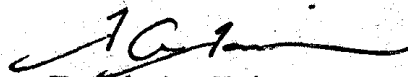
The property conditionally rezoned to R-6 General Residence District is described as follows:

Part of Parcel 9-B1-56:

Beginning at a point on the N. line of Inman Avenue 405' east of the E. line of Samara Drive; thence along the N. line of Inman Avenue S. 84° 30' E., 290' to a point; thence N. 25° 27' 50" W., 233.24' to a point; thence N. 84° 30' W., 170' to a point; thence S. 5° 30' W., 200' to the point of beginning, containing 1.056 acres.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to record the approved conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Arthur H. Horwitz
Conditional Zoning Index