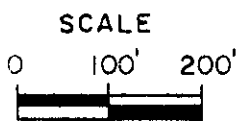


C-55C-79



84-B2-29
TUCKAHOE DISTRICT
RWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
 County Manager

September 17, 1979

Re: Conditional Rezoning Case C-55C-79

Alexander Building Construction, Inc.
 6724 Patterson Avenue
 Richmond, Virginia 23229

Gentlemen: *

The Board of Supervisors, at its meeting on September 12, accepted the owner's proffered conditions you presented and conditionally rezoned the subject property from R-3 One Family Residence to R-6 General Residence District in accordance with your request.

Set forth below is the description of the rezoned property:

Parcel 84-B2-29

Beginning at a point 236.27' from the W. line of Forest Avenue which is the point and place of beginning; thence N. 34° 35' W., 250' to a point; thence N. 26° E., 61' to a point; thence S. 64° E., 247.5' to a point; thence S. 26° W., 165' to a point of beginning, containing .573 acres.

Four (4) conditions were proffered, accepted and affect the above described property. They are as follows:

1. No portion of the property shall be used for residential purposes. This proffer shall be binding upon the undersigned and its assigns for so long as the property remains zoned R-6 or such other substantially similar classification permitting office building development and operation as principal uses.
2. The subject property owner will enter into a reciprocal easement agreement with the property owner under zoning case C-54C-79 to accommodate joint access and common flow of traffic between the two properties.

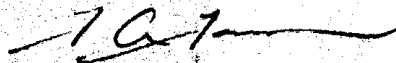
If the subject property owner does not file a joint plan of development with the property owner under Zoning Case C-54C-79, then the plan of development filed by the applicant will reflect a master plan for the development of the subject property and the property covered by Zoning Case C-54C-79 as a whole (with the development of the property covered by Zoning Case C-54C-79 shown as "future development"). The effect of the reciprocal easement agreement shall be shown on any plan of development filed by the subject property owner for the property.

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3. That any improvements on the property will not exceed three (3) stories in height, to be binding on the owner and its assigns for so long as the property remains zoned R-6 or other substantially similar classification.
4. No portion of the property shall be used for clubs, fraternities, lodges or other similar establishments. This proffer shall be binding on the undersigned and its assigns for so long as the property remains R-6, or such other substantially similar classification permitting office building development and operation as principal uses.

The Planning Office has been advised of the Board's action and requested to revise its records accordingly and to place a copy of the conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. John W. Bates, III
Conditional Zoning Index ✓