



C-73C-79

SCALE 0 100' 200'

70-B2-20,27,31 TUCKAHOE DISTRICT



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

April 22, 1980

Re: Conditional Zoning Case C-73C-79

Mr. Warren P. Proffitt  
11912 Church Road  
Richmond, Virginia 23233

Dear Mr. Proffitt:

This is a correction of our letter to you dated April 14, 1980.

At its April 9, meeting, the Board of Supervisors granted, in accordance with the Planning Commission's recommendation, your amended request to add proffered conditions to a portion of your property currently zoned B-3 General Business District, to traditionally rezone a portion of your property to A-1 Agricultural; and to conditionally rezone to B-3 General Business District another portion of your property. Set forth below are descriptions of those respective portions of your property.

Property currently zoned B-3 General Business District to which proffered conditions were added:

Zoning Parcel A: Part of Tax Parcel 70-B2-34

Beginning at a rod on the N. line of Church Road 384' west of the W. line of Pump Road; thence N.  $19^{\circ} 26'$  W., 264.24' to a rod; thence N.  $73^{\circ} 04'$  E., 93.36' to a rod; thence S.  $19^{\circ} 26'$  E., 21.13' to a rod; thence S.  $72^{\circ} 48'$  W., 9.34' to a rod; thence S.  $19^{\circ} 26'$  E., 243.05' to a rod on the N. line of Church Road; thence southwesterly 84.00' along said N. line of Church Road to the point of beginning, containing .513 acres.

Property rezoned from B-3 General Business to A-1 Agricultural District:

Zoning Parcel B: Part of Tax Parcel 70-B2-34

Beginning at a rod N.  $19^{\circ} 26'$  W., 264.24' from a rod on the N. line of Church Road, said rod being 384' west of the W. line of Pump Road; thence N.  $19^{\circ} 26'$  W. along a line 128.43' to a rod; thence N.  $72^{\circ} 48'$  E. along a line 93.34' to a rod; thence S.  $19^{\circ} 26'$  E., along a line 128.87' to a rod; thence S.  $73^{\circ} 04'$  W. along a line 93.36' to a rod which is the point and place of beginning, containing .276 acres.

Warren P. Proffitt  
Page 2  
April 22, 1980

Property conditionally rezoned from A-1 Agricultural to B-3 General Business District:

Zoning Parcel C: Part of Tax Parcel 70-B2-31:

Beginning at a rod on the N. line of Church Road 384' west of the W. line of Pump Road; thence along the N. line of Pump Road S. 73° 04' W. 50' to a rod; thence N. 19° 26' W., along a line 264.24' to a rod; thence N. 73° 04' along a line 50' to a rod; thence S. 19° 26' E. along a line 264.24' to a rod on the N. line of Church Road, said rod being the point and place of beginning, containing .303 acre.

Set forth below are your proffered conditions accepted by the Board of Supervisors and which are applicable to the property described in Paragraphs A and C above:

1. Conditionally rezoned Parcel C (part of tax parcel 70-B2-31) to be used only for storage of materials for adjoining millwork shop.
2. Storage building to be constructed on conditionally rezoned Parcel C (Part of Tax Parcel 70-B2-31) shall not exceed length, width and height of building on adjacent Parcel A (part of Tax Parcel 70-B2-34).

3. The hours of operation of Parcels A and C to be from 8:00 a.m. to 6:00 p.m. Monday through Saturday.

4. Parcels A and C to be screened from view along Church Road by the use of evergreen plant materials, minimum height of 4 feet with an objective height of 6 to 8' minimum, planted in accordance with good horticultural practices and safety considerations, within the space available between building and right of way lines along Church Road.

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

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. William R. Cawthorn  
✓ Conditional Zoning Index