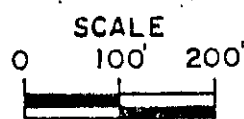


C-75^c-79



84-AI-30
TUCKAHOE DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

March 17, 1980

Re: Conditional Zoning Case C-75C-79

Mr. Bedros Bandazian
Bandazian & Company
1000 N. Thompson St.
Richmond, Virginia 23230

Dear Mr. Bandazian:

The Board of Supervisors at its meeting on March 12, accepted the owner's proffered conditions and conditionally rezoned the subject property to B-2 Community Business District.

The conditionally rezoned property is described as follows:

Part of Parcel 84-A1-30, Ridgecrest, Section 2, Block G, Part of Reserved Lot

Beginning at a point in the W. line of Ridge (Parham) Road distance 401.06' in a southwardly direction from the point of intersection of the said intersection of the said west line of Ridge (Parham) Road extended with the S. line of Weldon Drive, extended, and from said point of beginning along the west line of Ridge (Parham) Road S. $20^{\circ} 12' 20''$ W., a distance of 101.13' to a point; thence N. $84^{\circ} 44' 40''$ W., 298.65' to the beginning of a point of curve to the right in the eastern line of Welborne Drive; thence along the arc of the said curve to the right having a radius of 50' a tangent of 17.99' a distance of 34.54' to a point in the eastern line of Welborne Drive; thence continuing along the eastern line of Welborne Drive N. $20^{\circ} 12' 20''$ E., a distance of 146.33'; thence S. $69^{\circ} 47' 40''$ E., 300' to the point of beginning.

Set forth below are the proffered conditions accepted by the Board and which regulate the above described property:

1. The property shall be used only for B-1 Neighborhood Business District uses except for that portion of the existing building occupied only by the Jack Fischer Furniture, Incorporated which store shall be permitted to operate until December 31, 1980.

2. The owner concurs with the initiation of a rezoning case by the Henrico County Planning Commission or Board of Supervisors for the purpose of returning the property to B-1 Neighborhood Business District. Such rezoning case may be initiated after January 1, 1981 or upon vacation of the premises by Jack Fischer Furniture, Incorporated.

Mr. Bedros Bandazian
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March 17, 1980

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 accepted conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisors, Real Estate Assessment
Mr. Jack Fischer
✓ Conditional Zoning Index