

R-5 THE GLOISTERS

R-2A & R-5 TO B-2C
9926 AC.

B-2
BESSE
PRODUCTS

R-2A

R-2A

R-6

R-2A
CEMETERY

CAMELOT
APTS.

R-5

B-1

B-C

B-C

B-2C

R-3

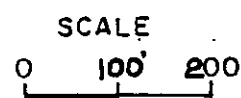
R-6

B-2

B-2

B-3

COUNTY OF HENRICO PLANNING OFFICE



85-BI-27
TUCKAHOE DISTRICT
PLANS

C-27C-81

STARLING DRIVE

BLUE JAY LANE

QUIOCCASIN ROAD

GATEWAYS DRIVE

FARGO

WATER

LIVE

IMPERIA

POOL
POOL

R-3

R-5

COURT
APTS.

COLONIAL

DRIVE

APTS.

QUIOCCASIN

POOL

APTS.

CEMETERY

WATER

WATER

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FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 17, 1981

Re: Conditional Rezoning Case C-27C-81

Mr. Arthur E. Havens, Jr.
7 Roslyn Hills Dr.
Richmond, Va. 23229

Dear Mr. Havens:

At its August 12, meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned your property from R-2A One Family Residence and R-5 General Residence to B-2 Community Business District, as you requested and the Planning Commission recommended.

Description of conditionally rezoned property:

Tax parcel 85-B1-27, and part of 85-B1-25:

Beginning at a rod on the N. line of Quioccasin Road, + 150' west of the center line of BlueJay Lane extended; thence along said N. line N. $66^{\circ} 23' 30''$ W., 158.05' to a point; thence N. $17^{\circ} 27'$ E., + 291' to a point; thence S. $66^{\circ} 23' 30''$ E., 158.05' to a rod; thence S. $17^{\circ} 27'$ W., + 291' to a rod and the point of beginning, containing 0.98 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the above described property in addition to all applicable provisions of Chapter 22 (Zoning) of the Code of Henrico, 1980.

1. The property shall not be used for the following uses which are prohibited:

- (a) hotel
- (b) motel
- (c) motor lodge
- (d) motor hotel
- (e) carpenter shop not primarily engaged in retail sales
- (f) electrical shop not primarily engaged in retail sales
- (g) furniture repair shop not primarily engaged in retail sales
- (h) plumbing shop not primarily engaged in retail sales
- (i) heating shop not primarily engaged in retail sales
- (j) mortuary
- (k) outdoor retail sales facility
- (l) bowling, skating, billiards and similar indoor recreational establishments
- (m) dancing establishments and dance halls

Mr. Arthur E. Havens, Jr.


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- (n) launderette
 - (o) theaters
 - (p) clubs, fraternities, lodges and similar meeting places
 - (q) automotive service stations and automotive tire stores
 - (r) retail clothes cleaning and pressing establishments employing personnel in the actual cleaning process on site.
2. Any building constructed on the property shall be similar in architectural design, character and layout to the building shown on Exhibit "A" attached hereto (and placed in the case file) and made a part hereof with compatible exterior treatment on all four (4) sides thereof, except the building may, at owners sole discretion, be reduced to two (2) stories in height and further subject to such changes as shall be required or approved by the Planning Commission in approving the Plan of Development for the project.
3. Signage shall be subject to Plan of Development approval by the Planning Commission.

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 proffered condition in the Conditional Zoning Index.

Sincerely,


for Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay Weinberg