



**C-41C-81** ----- 93-BI-49  
**C-42C-81** ----- 93-BI-99,17,39,51,75  
**C-43C-81** ----- 93-BI-104  
 ----- 94-AI-12,14 and pts. of others

THREE CHOPT  
 0 200' 400'  
 DISTRICT

CRESTVIEW  
ELEM.  
SCHOOL



FRANK A. FAISON  
County Manager

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

September 15, 1981

Re: Conditional Rezoning Case C-42C-81

Mr. Jay Weinberg  
P. O. Box 12085  
Richmond, VA. 23230

Dear Mr. Weinberg:

At its September 9, meeting, the Board of Supervisors accepted the amended and restated proffered conditions offered on behalf of the property owners and conditionally rezoned from R-3 One Family Residence to R-6 General Residence District the below described property in accordance with your request and the recommendations of the Planning Commission.

The property, identified as tax parcels 93-B1-51, 39, and 99 and part of tax parcels 93-B1-52, 54, 40, and 41 is described as follows:

Beginning at a point on the E. line of Burrelltown Road, approximately 30.66' north of the intersection of the E. line of Burrelltown Road extended and the N. line of Forest Avenue extended; thence N.  $1^{\circ} 58' 31''$  E., a distance of 807.50' to a point; thence S.  $87^{\circ} 54' 03''$  E., a distance of 276.79' to a point; thence along the arc of a curve to the southeast having a radius of 10,848.96', a distance of 293.28' to a point; thence S.  $65^{\circ} 39' 37''$  E., a distance of 384.56' to a point; thence S.  $69^{\circ} 59' 14''$  E., a distance of 475.64' to a point; thence S.  $47^{\circ} 32' 09''$  E., a distance of 20.07' to a point; thence S.  $13^{\circ} 58' 45''$  W., a distance of 812.15' to a point on the N. line of Forest Avenue; thence along the arc of a curve to the northwest having a radius of 994.93', a distance of 799.57' to a point on the N. line of Forest Avenue; thence N.  $9^{\circ} 25' 05''$  E., a distance of 178.59' to a point; thence N.  $88^{\circ} 04' 15''$  W., a distance of 214.04' to a point; thence S.  $9^{\circ} 25' 05''$  W., a distance of 165.06' to a point on the N. line of Forest Avenue; thence along the arc of a curve to the southwest, having a radius of 994.93', a distance of 156.55' to a point; thence S.  $80^{\circ} 22' 00''$  W., a distance of 152.13' to a point; thence along the arc of a curve to the north having a radius of 25', a distance of 44.34' to the point of beginning, containing +- 21.01 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 of the Code of Henrico (Zoning Ordinance).

1. No portion of the property shall be used for apartments or multi-family residential units. 2. The exterior treatment of any office building constructed on the Property shall be the same on all sides. Roof lines of each building shall have design consistency on all of its sides. 3. Parking and vehicular access layouts on individual sites on the Property shall be designed so as to permit interconnection between sites, and the use of common entrance/exits wherever practicable, so as to minimize traffic conflict points along Forest Avenue, and shall be subject to review by the Planning Commission at the time of Plan of Development approval. 4. Lighting in parking lots

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shall be of low intensity, shall be positioned in such manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved 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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
F. G. Pruitt, Inc.  
North Gayton Company  
F. G. Pruitt  
O. J. Pruitt  
Breckenridge Building Corporation  
Estate of George G. Burkhardt