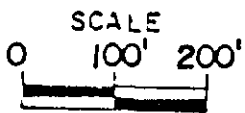


**C-11C-83**



COUNTY OF HENRICO PLANNING OFFICE  
pt. of 97-A1-37  
BROOKLAND DISTRICT  
JAS



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

FRANK A. FAISON  
County Manager

March 15, 1983

Re: Conditional Rezoning Case C-11C-83

Messrs. Fred T. Mayers, Sr. and  
Fred T. Mayers, Jr.  
c/o Richmond Steel, Inc.  
Dineen & Leigh Streets  
Richmond, Virginia 23220

Gentlemen:

At its March 9 meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned your below described property from R-3 One Family Residence to C-1 Conservation and M-1 Light Industrial District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property, being Part Parcel 97-A1-37, is described as follows:

R-3 to M-1:

Beginning at an iron pin on the eastern right of way line of Staples Mill Road, which point is 715.01' north of the intersection of the eastern right of way line of Staples Mill Road and the northern right of way line of Bremner Boulevard; thence from said point of beginning 90.0' along the eastern right of way line of Staples Mill Road to a point; thence from said point on the eastern right of way line of Staples Mill Road N. 52° 56' 40" E., 231.50' to an iron pin; thence N. 37° 03' 20" W., 45.82' to a point; thence N. 52° 56' 40" E., to a point on the boundary line of the real estate classified as an R-3 zone and real estate lying to its east classified as an M-1 zone; thence S. 13° 06' 52" E., to a point on the southern boundary line of the real estate that abuts the lands of the Mary P. Bendix Estate; thence S. 52° 56' 40" W., 521.57' to the point of beginning, containing +- 2.9 acres.

R-3 to C-1:

Beginning at a point on the eastern right of way line of Staples Mill Road, which point is located at the intersection of Wolf Branch with the eastern right of way line of Staples Mill Road, which point is 1129.86' north of the intersection of the eastern right of way line of Staples Mill road and the northern right of way line of Bremner Boulevard; thence from said point of beginning in a generally easterly direction along the center line of Wolf Branch 720', more or less, to a point located at the intersection of the center line of Wolf Branch, the southern right of way line as extended of Wistar Road and a point, which point marks the northernmost point of a zoning division line that, as of January 3, 1983, is the dividing line between that portion of the subject parcel classified as M-1 and that portion of the subject parcel as R-3; thence south 13° 06' 52" E +- 175' to a point marking the intersection of the aforesaid zoning dividing line and the line marking the one hundred year flood plain; thence meandering in a westerly direction along the aforesaid flood plain line to the point marking the point

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and place of beginning, containing +- 2.0 acres.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The real estate that is to be zoned C-1 will consist of that portion of the real estate designated in paragraph 2 of Exhibit A (Description) that lies within the 100 year flood plain of Wolf Branch as determined by engineering studies at such time as the adjacent real estate presently owned by the Applicants is developed.
2. The real estate that is to be zoned M-1 will be used solely for a self-service mini-warehouse storage facility.

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  
Mr. C. Grice McMullan, Jr.