



COUNTY OF HENRICO PLANNING OFFICE

C-28C-83



pt. of 93-B2-45  
BROOKLAND DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 10, 1983

FRANK A. FAISON  
County Manager

Re: Conditional Rezoning Case C-28C-83

Mr. John M. Brennan  
Capitol Broadcasting Company of Virginia, Inc.  
Post Office Box 12000  
Raleigh, North Carolina 27605

Dear Mr. Brennan:

At its June 8 meeting, the Board of Supervisors accepted your amended and substituted proffered conditions and conditionally rezoned your below described property from O-2 Office, B-1 Neighborhood Business and R-4 One Family Residence to R-6 General Residence and O-2 Office District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property, being part of Parcels 93-B2-45 and 30, being part of Blocks 19 and 20, Greendale Forest Subdivision is described as follows:

Parcel A - Rezoned to O-2

Beginning at a point in the southern line of Basie Road, said point being 52+-' west of the center line of Wilkins Street extended southwardly; thence from said point of beginning along a line with the Commonwealth of Virginia S. 70° 51' 30" E., a distance of 350' to a point; thence along a line to the SW. a distance of 95+-' to a point; thence along a line parallel to Basie Road S. 82° 08' 30" W., a distance of 235+-' to a point; thence N. 70° 51' 30" W., a distance of 410+-' to a point in the southern line of Basie Road; thence along the southern line of Basie Road N. 82° 08' 30" E., a distance of 300.00' to the point of beginning, containing 2.77 +- acres.

Parcel B - Rezoned to R-6

Beginning at a point in the eastern line of Bethlehem Road, said point being 48.27' north of the intersection of said eastern line of Bethlehem Road with the northern line of Glenside Drive, both extended; thence from said point of beginning, along said eastern line of Bethlehem Road, N. 36° 45' 30" W., a distance of 877.01' to a point; thence N. 40° 38' 00" W., a distance of 508.8+-' to a point; thence in a southeasterly direction parallel to the line of three radio towers and distant 270' therefrom, a distance of 675+-' to a point; thence in a semi-circle to the left having a radius of 270', a distance of 848.23' to a point; thence in a northwesterly direction, again parallel to the line of three radio towers and distant 270' therefrom, a distance of 120+-' to a point; thence at right angles to the last mentioned course and in a northeasterly direction a distance of 95+-' to a point at the southwestern corner of land owned by the Commonwealth of Virginia; thence along the southern line of the Commonwealth of Virginia land, N. 82° 08' 30" E., a distance of 250.00' to a point; thence S. 70° 51' 30" E., a distance of 863.90' to a point in the northern line of Glenside Drive, thence in a

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southwesterly direction along Glenside Drive along a curve having a radius of 1195.92', a distance of 110.39' to a point; thence along the eastern line of a 16 foot alley N.  $37^{\circ} 06' 45''$  W., a distance of 136.03' to a point; thence S.  $34^{\circ} 00' 15''$  W., a distance of 16.91' to a point; thence along the western line of said 16 foot alley S.  $37^{\circ} 06' 45''$  E., a distance of 131.63' to a point in the northern line of Glenside Drive; thence in a southwesterly direction along Glenside Drive along a curve having a radius of 1195.92', a distance of 129.34' to a point; thence continuing along Glenside Drive S.  $42^{\circ} 30' 00''$  W., a distance of 1.80' to a point in the eastern line of Myrtle Grove Street; thence along the eastern line of Myrtle Grove Street N.  $37^{\circ} 06' 45''$  W., a distance of 103.89' to a point; thence S.  $34^{\circ} 00' 15''$  W., a distance of 46.50' to a point; thence along the western line of Myrtle Grove Street S.  $37^{\circ} 06' 45''$  E., a distance of 96.90' to a point in the northern line of Glenside Drive; thence along the northern line of Glenside Drive S.  $42^{\circ} 30' 00''$  W., a distance of 279.32' to a point; thence continuing along Glenside Drive in a curve to the West and North having a radius of 904.93', a distance of 201.54' to a point; thence along a curve to the West and North, rounding the corner of Glenside Drive with Bethlehem Road, having a radius of 50', a distance of 76.78' to the point of beginning, containing 18.22 +- 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:

- a. Office/studio facility in O-2 portion shall be no more than one story and will not exceed 20 feet in height.
- b. There will be a natural buffer area 50 feet in width along the Basie Road frontage of the O-2 portion; save and accept such provisions as may be necessary to provide safe, adequate ingress and egress to the proposed improvements;
- c. Actual density in the R-6 portion will not exceed 17.5 dwelling units per acre.
- d. The buildings constructed on the subject property will be substantially similar in architectural character, style and materials as depicted on the rendering attached hereto as Exhibit A. (In case file.) → ?

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  
Mr. Sterling Kelly  
✓ Conditional Zoning Index

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