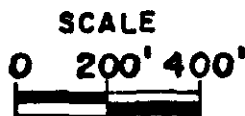


OFFICES

COUNTY OF HENRICO PLANNING OFFICE

C-23C-85



Pt. 86-A1-3
THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 14, 1985

W. F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-23C-85

Paulsen-McGuire Group #6
203 Francis Scott Key Highway
Baltimore, Maryland 21236

Attention: Mr. David Tufaro

Gentlemen:

The Board of Supervisors at its meeting on May 8, accepted your proffered conditions and granted your request to conditionally rezone your property from A-1 Agricultural to O-2C Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-A1-3:

Beginning at the point of intersection of the W. line of proposed Gaskins Road and the N. line of Broad Street Road; thence N. $57^{\circ} 33' 00''$ W., 244.22' to a point; thence N. $32^{\circ} 25' 13''$ E., 683.15' to a point; thence S. $57^{\circ} 39' 26''$ E., 433.35' +- to a point; thence S. $32^{\circ} 23' 56''$ W., 684.12' to a point on the north line of Broad Street Road; thence along the N. line of Broad Street Road N. $57^{\circ} 33' 00''$ W., 190.78' to the point of beginning containing +- 6.81 acres.

The Board of Supervisors accepted the 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. Certificates of Occupancy for any portion of the Property shall not be granted until such portion of the Property has access to Broad Street Road by way of a publicly dedicated roadway constructed through the Property.
2. There shall be no direct vehicular access to or from that portion of the Property lying east of Gaskins Road, to or from Broad Street Road, unless required by any governmental body having jurisdiction with respect thereto.
3. No parking areas (other than access drives directly thereto from Broad Street Road) shall be constructed within twenty-five (25) feet of the right-of-way of Broad Street Road unless required by any governmental body having jurisdiction with respect thereto. No building shall be constructed within sixty (60) feet of the right-of-way of Broad Street Road.

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4. There shall be no exposed cinderblock in the exterior walls of any principal building constructed on the Property. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials.
5. No mobile sign shall be placed on the Property.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffers in the Conditional Zoning Index.

Sincerely,



W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Jay M. Weinberg
Estate of W. Griffith Purcell
Mr. John M. Purcell, Jr., et. als.