

COUNTY OF HENRICO PLANNING OFFICE

PARKING / BUSINESS

C-128C-88



PT. 2-B2-13
FAIRFIELD DISTRICT

JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

January 17, 1989

Re: Conditional Rezoning Case C-128C-88

Messrs. R. W. & D. G. Townsend
2701 Sandy Lane
Richmond, Virginia 23223

Dear Mr. Townsend:

The Board of Supervisors at its meeting on January 11, granted your request to conditionally rezone from B-3 Business and R-4 One Family Residence to B-3C Business District (Conditional), property described as follows:

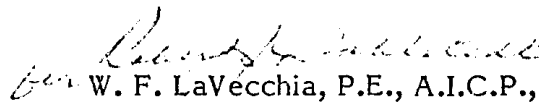
Part of Parcel 2-B2-13, Brentwood Subdivision, being Part of Lots 13, 14, 15, 16, & Lots 17, 18, and 20:

Beginning at the southwest corner of Lot 13, Sec. B, Brentwood Subdivision; thence S. $70^{\circ} 38' E.$, 60.0' along the south line of said Lot 13 to a point; thence N. $28^{\circ} 25' 40'' E.$, 305.0' to a point on the rear line of Lot 20; thence S. $61^{\circ} 54' 20'' E.$, 72.0' along the rear line of Lot 20 to its southeast corner; thence N. $28^{\circ} 05' 40'' E.$, 150.0' along the E. line of Lot 20 to the south line of Dill Avenue; thence N. $61^{\circ} 54' 20'' W.$, 100.0' along the S. line of Dill Avenue; thence S. $28^{\circ} 05' 40'' W.$, 150.0' to the southwest corner of Lot 20; thence N. $30^{\circ} 53' 14'' W.$, 116.68' to the southeast corner of Lot 18; thence N. $20^{\circ} 05' 40'' E.$, 89.87' to the south line of Dill Avenue; thence northeastward along the S. line of Dill Avenue 110.04' and along an arc to the left 64.35' to the E. line of Thompson Street; thence southeast and southward along the E. line of Thompson Street 466.30' to the point and place of beginning, containing 1.60 acres +-.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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 proffered conditions in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index



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PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

W. G. Townsend
Russell Townsend

Signature of Owner or Applicant*
RW AND D.G. TOWNSEND

Date Oct. 26. 88

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. NO ACCESS SHALL BE PERMITTED TO OR FROM THOMPSON STREET AND THE SUBJECT PROPERTY.
2. A 25' WIDE LANDSCAPED BUFFER SHALL BE PROVIDED ON THE SUBJECT PROPERTY ABUTTING AND PARALLEL TO THOMPSON STREET.
3. The hours of operation of businesses on the subject property shall be limited to the period between 6 am and 12:00 midnight.

(Signature)
12.15.88

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ACCEPTED BY THE BOARD OF SUPERVISORS JAN. 11. 1989

PLANNING OFFICE