



COUNTY OF HENRICO PLANNING OFFICE

DAY CARE CENTER

**C-14C-88**

**PT. 70-BI-1  
TUCKAHOE DISTRICT**



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 15, 1988

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

Re: Conditional Rezoning Case C-14C-88

Mr. E. Carlton Wilton  
10625 Patterson Ave.  
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from A-1 Agricultural to B-1C Neighborhood Business District (Conditional), described as follows:

Part of Parcel 70-B1-1, described as follows:

Beginning at a point on the N. R/W line of Church Road 454.19' +- S. 53° 03' 48" E., of Gayton Road R/W line extended; then 150' S. 53° 03' 48" E., along north R/W line of Church Road to a point; then 240' +- N. 36° 56' 12" E., to a point; then 150' +- N. 53° 03' 48" W., to a point; then 240' +- S. 36° 56' 12" W., to the point of beginning, containing 0.826 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. Six foot high solid wood privacy fence to be constructed along entire length of northerly (rear) boundary, and along easterly and westerly (side) boundary from rear lot line to front building set back line.
2. Use of the property shall be restricted to a Childrens Day Care Center.
3. Operation of Childrens Care Center shall be limited to 6:00 a.m. to 7:00 p.m. Mondays through and including Fridays.
4. No occupancy permits shall be granted until a widening and/or acceleration/deceleration lane is completed and in public use on the northern side of Church Road extending from the subject site as aforesaid site is adjacent to Church Road to the intersection of Gayton Road.
5. A case to rezone the subject property to an R-5C zoning classification shall be applied for to the County of Henrico as soon as possible after approval of this B-1C zoning case.

Mr. E. Carlton Wilton  
Page 2  
March 15, 1988

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

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