

R-4 to B-2C
1.25 Ac.

REZ2017-00021

Zoning

Commercial

Brookland District

400

Scale bar and North arrow

PS June 2017

Ref: 767-747-8171



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

October 17, 2017

Jakhow LLC & JBJ & BJJ
Attn: Mr. Julian Jacobs
1708 Pleasure House Rd, Suite 201A
Virginia Beach, VA 23455

Re: Rezoning Case REZ2017-00021

Dear Mr. Jacobs:

The Board of Supervisors at its meeting on October 10, 2017, approved your request to conditionally rezone from R-4 One-Family Residence District to B-2C Business District (Conditional) part of Parcel 767-747-8171 containing 1.25 acres located on the west line of Bethlehem Road approximately 650' northwest of its intersection with Glenside Drive, described as follows:

Beginning 87' south of the southern line of Winston Street and at a corner on the western line of Bethlehem Road, said corner being the property line of Tompkins, Dorothy, M & P B and Jakhow LLC & JBJ & BJJ (hereafter known as "The Property"); thence S 35°44' E, a distance of 120.31' to a point. This point marking a line between The Property and Tribble G M Jr. & Brenda, R; thence S 66°41'20" W a distance of 167.00' to a point thence S 27°41'15" E a distance of 146.91' to a point, this point marking a line between The Property and JLW Associates; said point to be known as the Point of Beginning (P.O.B.); thence S 66°41'20" W a distance of 434.67' to a point; this point marking a line along Parcel C of a re-zoning exhibit by the LaPadre Brothers dated Jan. 30th 1975; thence N 28°23' W a distance of 45.27'; thence continuing along the Parcel "C" line S 65°30' W a distance of 92.80'; thence N 15°44'40" W a distance of 69.571' to a point; thence N 66°45'43" E a distance of 513.46' to a point; said point being on the same line between The Property and Tribble G M Jr. & Brenda R; thence S 27°41'15" E a distance of 111.80' to the Point of Beginning (P.O.B.); this property encompasses 1.25 acres.

The Board of Supervisors accepted the following proffered conditions, dated September 18, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

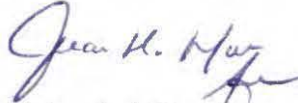
1. Applicant proffers that the parcel will remain in a natural vegetated state as open space.

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2. Applicant proffers to combine this parcel with the adjacent parcel listed as Tax Parcel 767-747-4508.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulikas
County Manager

pc: S.L. Nusbaum Realty Co.
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools