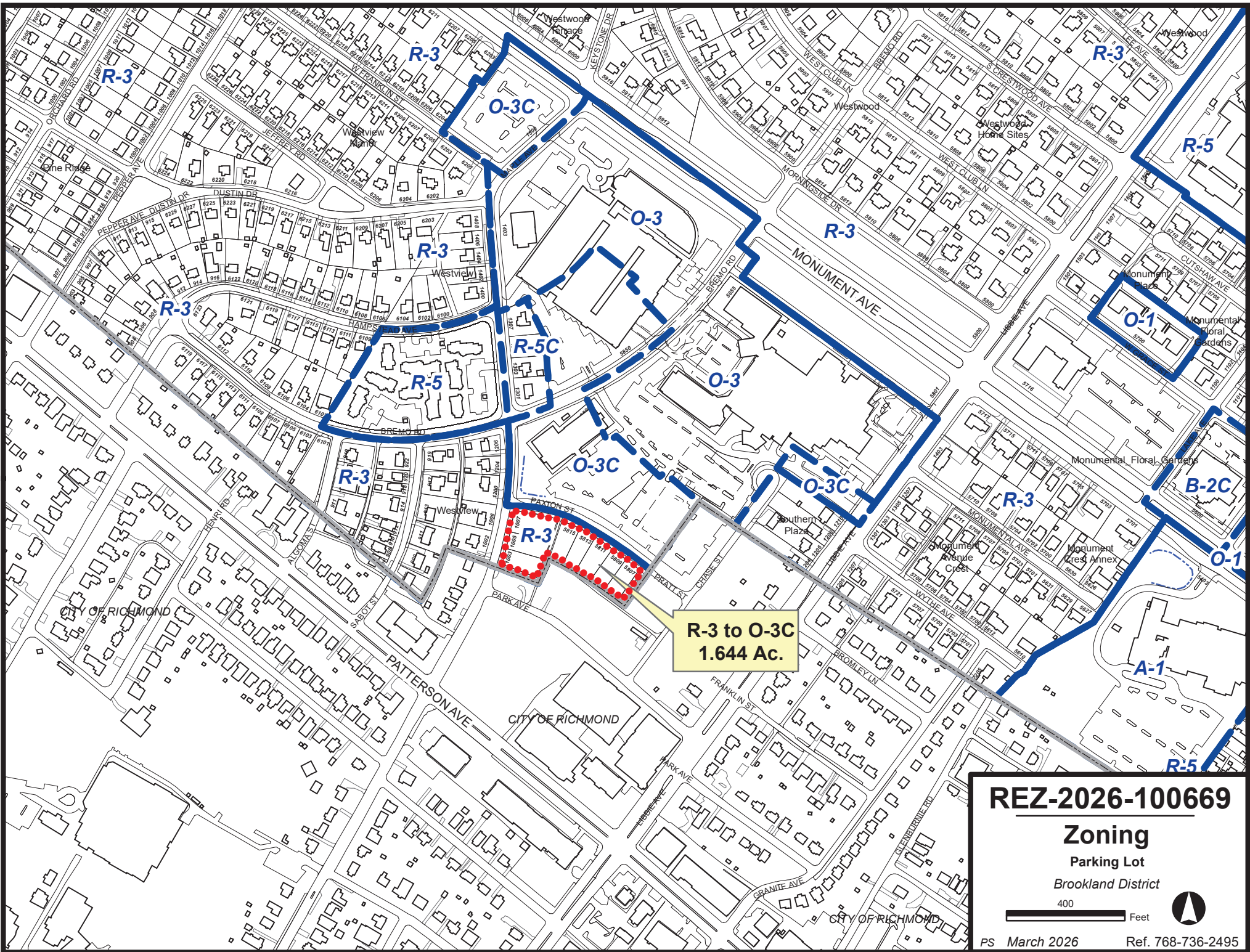




REZ-2026-100669

Zoning

Parking Lot
Brookland District





COUNTY OF HENRICO

June 16, 2026

John A. Vithoukas
County Manager

Bryan Lee
5801 Bremono Road
Richmond, VA 23226

Re: Rezoning Case REZ-2026-100669

Dear Mr. Lee:

The Board of Supervisors at its meeting on June 9, 2026, approved your request to conditionally rezone from R-3 One-Family Residence District to O-3C Office District (Conditional) on Parcels 768-736-2495, 768-736-4398, 768-736-4895, 768-736-5491, 768-736-5888, 768-737-2701, 768-737-2807, 768-737-3801 and parts of 768-736-2390, 768-736-3393, and 768-736-6285 containing 1.644 acres located at the southeast intersection of Maple Avenue and Paxton Street, described as follows:

DESCRIPTION OF ZONING AREA 1

DESCRIPTION of a 0.983 acre parcel of land being all of Lot 14, 15, 16, 17, 18 and a portion of Lot 19 of "Revision of Block No. 7, Subdivision C, Westview", recorded in Plat Book 18, page 171 in the Circuit Court of Henrico County, Virginia. Said 0.983 acre parcel being more fully described as follows: Beginning at a point, said point being at the corporate line of Henrico County and the City of Richmond, and also the transition of Paxton Street (Henrico) to Pratt Street (City of Richmond); thence, S 36°41'52" W a distance of 135.00 feet to a point along the northern line of a ±16 foot wide alley; thence following said alley, N 53°20'24" W a distance of 218.78 feet to a point; thence, N 62°08'55" W a distance of 81.88 feet to a point at the intersection of two ±16 foot wide alleys; thence following the eastern line of a ±16 foot wide alley, N 19°59'11" E a distance of 128.56 feet to a point along the southern right-of-way of Paxton Street; thence continuing along said Paxton Street right-of-way, along a non-tangent curve to the right having a radius of 578.00 feet, an arc length of 168.49 feet, a delta of 16°42'07", a chord bearing of S 61°41'27" E for a distance of 167.89 feet to a point; thence, S 53°20'24" E a distance of 170.56 feet to a point, said point being the true and actual point of beginning; Said zoning area containing 42,804 square feet or 0.983 acres of land, more or less.

DESCRIPTION OF ZONING 2 AREA

DESCRIPTION of a 0.645 acre parcel of land being a portion of Lot 8 and all of Lot 9, 10 and 11 of "Revision of Block No. 7, Subdivision C, Westview", recorded in Plat Book 18, Page 171 in the Circuit Court of Henrico County, Virginia. Said 0.645 acre parcel being more fully described as follows: Beginning at a point, said point being at the

southeastern intersection of Maple Avenue and Paxton Street; thence along the southern right-of-way of Paxton Street, S 81°45'08" E a distance of 47.68 feet to a point; thence, along a non-tangent curve to the right having a radius of 578.00 feet, an arc length of 103.09 feet, a delta of 10°13'09", a chord bearing of S 76°43'56" E for a distance of 102.95 feet to a point; thence leaving the southern line of Paxton Street and following a ±16 foot wide alley, S 19°34'49" W a distance of 211.86 feet to a point to the dividing corporate line of Henrico County and the City of Richmond; thence leaving said alley and following said corporate line, N 70°23'12" W a distance of 129.85 feet to a point; thence leaving said corporate line and following the eastern right-of-way of Maple Avenue, along a non-tangent curve to the left having a radius of 1200.09 feet, an arc length of 192.26 feet, a delta of 09°10'45", a chord bearing of N 13°50'02" E for a distance of 192.06 feet to a point, said point being the true and actual point of beginning; Said zoning area containing 28,077 square feet or 0.645 acres of land, more or less.

DESCRIPTION OF ZONING AREA 3

DESCRIPTION of a 0.016 acre parcel of land being a portion of Lot 7 of "Revision of Block No. 7, Subdivision C, Westview", recorded in Plat Book 18, Page 171 in the Circuit Court of Henrico County, Virginia. Said 0.016 acre area being more fully described as follows: commencing at a point, said point being at the northeastern intersection of Maple Avenue and Park Avenue; thence, in a northerly direction along a non-tangent curve to the left having a radius of 1200.09 feet, an arc length of 61.32 feet, a delta of 2°55'39", a chord bearing of N 19°53'15" E for a distance of 61.31 feet to a point, said point being the county line of Henrico County and the City of Richmond; thence continuing along the county line, S 70°23'12" E, a distance of 145.39 feet to a point, said point being the true and actual point of beginning; thence leaving the county line, N 18°58'08" E a distance of 66.86 feet to a point; thence, S 62°08'55" E a distance of 17.80 feet to a point on the county line; thence continuing along the county line, S 30°52'15" W a distance of 65.56 feet to a point; thence, N 70°23'12" W a distance of 4.07 feet to a point, said point being the true and actual point of beginning; said zoning area containing 719 square feet or 0.016 acres of land, more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 20, 2026, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

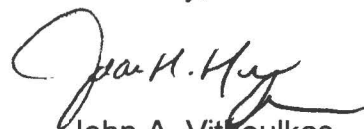
1. **Use:** The property may only be used for surface parking and uses incidental and accessory thereto.
2. **Lighting:** In addition to the requirements of the Zoning Ordinance, parking lot lighting shall be produced from concealed sources of light (such as shoebox-type) and shall be reduced to no more than one-half (1/2) foot candle at the

western boundary lines of the property following the close of normal visiting hours so long as such properties are zoned for residential use.

3. **Landscaped Buffers:** In addition to the requirements of the Zoning Ordinance, a natural and/or landscaped buffer area, a landscaped berm or a combination thereof a minimum of 25' in width will be provided along the Western boundary of the property, except to the extent necessary or allowed for utility easements, grading and such other purposes as may be requested and specifically permitted, or if required by the Planning Commission at the time of Plan of Development review. All healthy, mature trees within said buffer area shall, to the extent reasonably practical, be saved, and such buffer area shall be landscaped as required by the Planning Commission at the time of Plan of Development review. Any utility easements or uses permitted within the aforesaid buffer area shall be generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required by the Planning Commission, at the time of Plan of Development review. And where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practical. The aforesaid buffer shall be provided and maintained by the owner of the Property and no vehicle shall be parked in any of the aforesaid buffer areas. This proffer shall be effective only so as long the adjoining property or the property across any street shall continue to be zoned for residential purposes.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", written over the printed name.

John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment
Henrico County Public Schools