



COUNTY OF HENRICO PLANNING OFFICE  
 Pt of 67-A2-11  
 TUCKAHOE DISTRICT  
 J.A.S.



C-9C-82

~~R-2A~~  
 PINWOOD COURT

C-1

R-1

R-2 to R-1  
 0.8 AC

R-1

C-1

B-2

R-2

C-1

CAREYBROOK DR.

B-2

R-5

B-1

LAUDERDALE DR.

DR.

PATERSON

TUCKAHOE

VILLAGE SHOPPING CTR

DRIVE

DRIVE

WESTBRIAR DR

DR

PINWOOD

PINWOOD COURT

BIRCHCREST ROAD

VILLAGE

WIMBERLY DRIVE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

June 14, 1982

Re: Conditional Rezoning Case C-9C-82

Mr. E. Carlton Wilton, Trustee, et. als.  
10625 Patterson Avenue  
Richmond, Virginia 23233

Gentlemen:

At its June 9 meeting, the Board of Supervisors accepted your amended proffered conditions and conditionally rezoned your below described property from R-2 One Family to O-2 Office District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being part of Lots 12 and 13, Block C, Section A, Tuckahoe Village Subdivision is described as follows:

Beginning at a point on the south R/W line of Patterson Avenue 977' east of Pinewood Drive extended; thence along said S. line S.  $86^{\circ} 07' 00''$  E., 288.39' to a point; thence S.  $3^{\circ} 53' W.$ , 160' to a point; thence N.  $86^{\circ} 07' 00''$  E., 154' +- to a point; thence N.  $36^{\circ} 06' 14'' W.$ , 210' +- to the point of beginning, containing 0.8 +- acres.

The Board of Supervisors accepted your 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. Exterior of building to be brick.
2. Building to be only one story.
3. Protective fencing to be of wooden composition and approximately 6' high to be placed on the Southwestern property line of the adjacent parcel known as 11200 Birchcrest Road.
4. Birchcrest Road shall not be extended by developer to Patterson Avenue unless required by the County of Henrico.
5. Use of said property shall be restricted to: business, professional, medical and administrative offices.
6. Said property to have no access onto Birchcrest Road unless required by the County of Henrico.
7. No building shall be constructed on said parcel unless access is available from Patterson Avenue.

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8. After the 100-year flood plain is established on this property and prior to submission of a POD, the owner will apply for C-1 Conservation zoning for the portion of this property in the flood plain less the minimum square footage needed to use O-2 zoning and also the B-1 Business property lying immediately to the East.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



W. S. Dewhirst,  
Acting County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. E. Carlton Wilton  
✓ Conditional Zoning Index