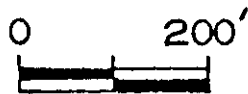


COUNTY OF HENRICO PLANNING OFFICE

SCALE



pt. 94-B2-16

THREE CHOPT DISTRICT

JAS

C-48C-83

November 14, 1983

Re: Conditional Rezoning Case C-48C-83

Ms. Sophie M. Vranian
2 North Fernwood Ave., Apt. 1
Washington Square Apartments
Clearwater, Florida 33575

Dear Ms. Vranian:

The Board of Supervisors, at its meeting on November 9, accepted your amended proffered conditions and conditionally rezoned your property from R-3 One Family Residence to B-3 General Business and O-2 Office District, Part of Parcel 94-B2-16, Part of Lot 6, Block B, Pine View Subdivision.

Parcel "A" (B-3 Conditional)

Beginning at a point on the western line of Libbie Avenue, extended, 160' north of the north line of Broad Street Road, which point also marks the intersection of the western line of Libbie Avenue with the center line of a 20-foot alley (closed), which runs parallel or approximately so, with the north line of Broad Street Road, thence extending westwardly along the center of said alley (closed) N. $38^{\circ} 48' W.$, 115.19' to a point; thence northwardly N. $51^{\circ} 10' E.$, approximately parallel to Libbie Avenue 60.0' to a point; thence westwardly N. $38^{\circ} 48' W.$, 115.19' to a point on the eastern line of Henderson Road; thence northwardly along said eastern line N. $51^{\circ} 10' E.$, 75.0' to a point; thence eastwardly S. $38^{\circ} 48' E.$, 230.38' to a point on the west line of Libbie Avenue; thence southwardly along said west line of Libbie Avenue S. $51^{\circ} 10' W.$, 135.01' to the point of beginning, containing approximately .56 acre.

Parcel "B" (O-2 Conditional)

Beginning at a point on the western line of Libbie Avenue, extended, 295' north of the N. line of Broad Street Road; thence westwardly N. $38^{\circ} 48' W.$, 230.38' to a point on the E. line of Henderson Road; thence northwardly along said eastern line N. $51^{\circ} 10' E.$, 100.0' to a rod; thence eastwardly S. $38^{\circ} 48' E.$, 230.38' to a rod on the W. line of Libbie Avenue; thence southwardly along said western line S. $51^{\circ} 10' W.$, 100.0' to the point of beginning, containing approximately 0.53 acres.

The Board of Supervisors accepted the following amended 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:

Parcel A (B-3 zoning)

1. Additional access for any use not permitted in B-1 Neighborhood Business District shall be provided from Broad Street through the adjacent property between this parcel and Broad Street.

Ms. Sophie M. Vranian
Page 2
November 14, 1983

2. No fast food restaurant shall be permitted.
3. Any business development of Parcel A will necessitate the construction of the buffer area specified in the proffer.

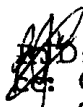
Parcel B (O-2 zoning)

1. Only one access drive shall be permitted from the property to Libbie Avenue and/or Henderson Road.
2. Permitted uses shall not be open to serve the general public between the hours of 11:00 P.M. and 6:00 A.M. daily.
3. A buffer area not less than 15 feet in width and consisting of a 5' wall or fence and evergreen vegetation shall be installed parallel to the abutting residential property prior to the issuance of an occupancy permit for any permitted use to be developed or constructed on the property.
4. There shall be no parking on said property for any adjacent Business Zoning.

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 amended proffers in the Conditional Zoning Index.

Sincerely,

Frank A. Faison,
County Manager

 :jt
cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Meade A. Spotts