

R-6C

A-1

B-2C

A-1 to B-3C  
0.723 ac.

DARNELL RD  
MAGISTERIAL DISTRICT  
ROAD

BROAD B-3

R-3  
MAGISTERIAL DISTRICT

MINNOSA DRIVE  
AIKEN  
PARK

R-3

THREE BROOKLAND  
THREE CHOPT

B-3

VA. POWER

BROOKLAND STREET  
THREE CHOPT

B-2

B-1

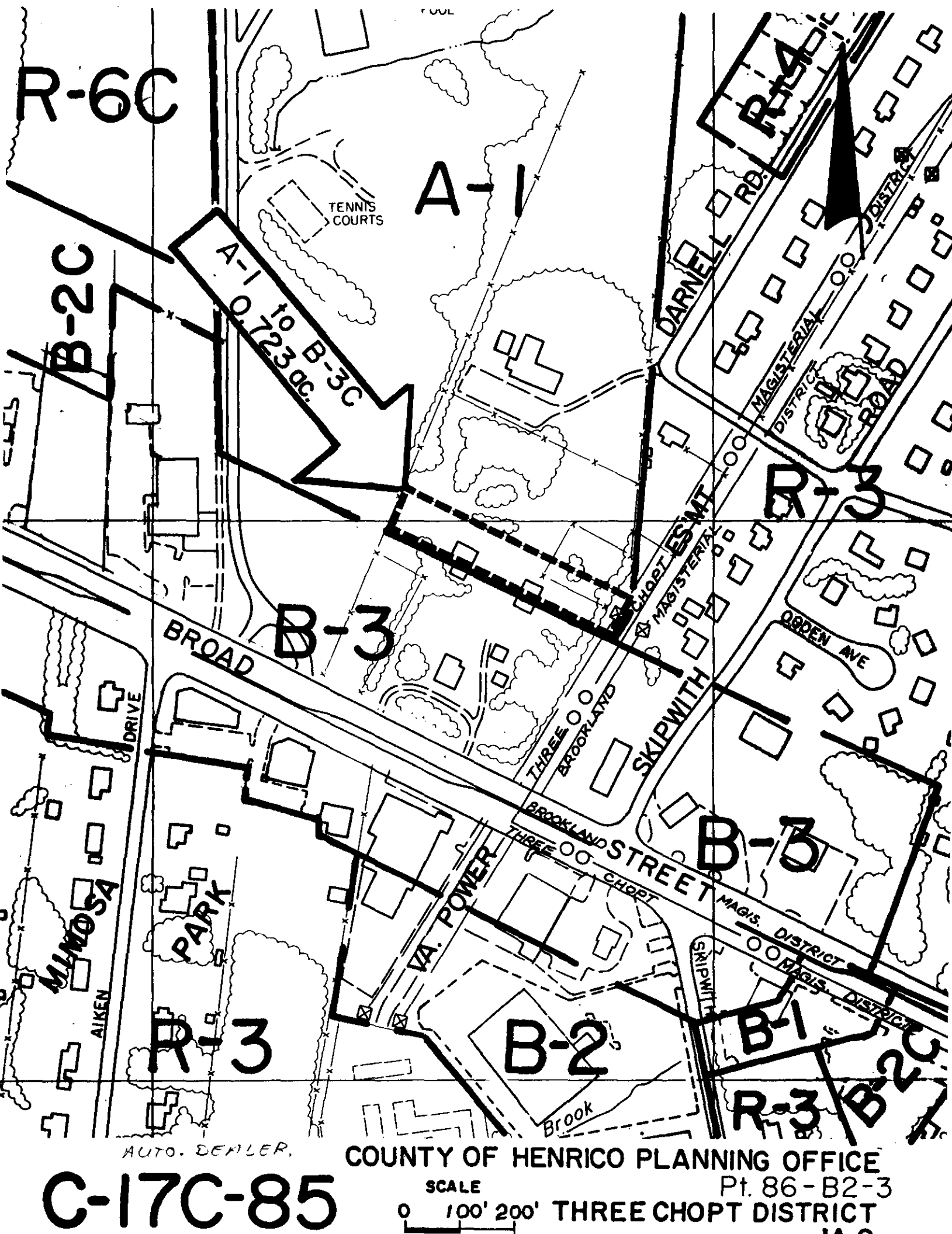
R-3 B-2C

AUTO. DEALER.

COUNTY OF HENRICO PLANNING OFFICE

C-17C-85

SCALE  
0 100' 200' THREE CHOPT DISTRICT  
Pt. 86-B2-3





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

April 15, 1985

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

Re: Conditional Rezoning Case C-17C-85

Mr. Billy D. Eddleman  
510 Bank for Savings Building  
Birmingham, ALA 35203

Dear Mr. Eddleman:

The Board of Supervisors, at its meeting on April 10, accepted your proffered conditions and conditionally rezoned the below described part of your property from A-1 Agricultural to B-3 General Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B2-3:

Beginning at a point N.  $33^{\circ} 03' 00''$  E., 300.02' from a stone on the north line of Broad Street Road, said stone being approximately 185' from the west line of Skipwith Road extended; thence N.  $57^{\circ} 39' 00''$  W., 417.37' to a point; thence N.  $29^{\circ} 21' 30''$  E., 75.10' to a point; thence S.  $57^{\circ} 39' 00''$  E., 422.21' to a point; thence S.  $33^{\circ} 03' 00''$  W., 75.01' to the point of beginning, containing 0.723 acre.

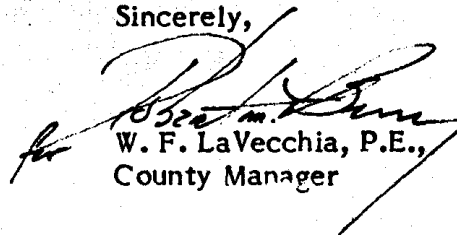
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Parcel A shall be restricted to use for an automobile dealership and its related and permitted uses.
2. The hours of operation on Parcel A shall be restricted to 6:00 A.M. to 7:00 P.M., Mondays through Saturdays.
3. No building shall be constructed within 40 feet of the north line of the property and 50 feet of the east or west lines of the property.
4. A solid board fence, seven feet in height shall be constructed along the north line of Parcel A and along the east line of the property or 30' west of the east line should VEPCO not permit a fence within the VEPCO easement.
5. Parcel B shall be restricted to use for ingress and egress roadway.

Mr. Billy D. Eddleman  
Page 2  
April 15, 1985

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 proffers in the Conditional Zoning Index.

Sincerely,

  
W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Charles R. Warren  
Mr. James R. Gregory, Jr.