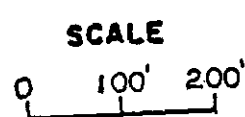


C-2C-85

COUNTY OF HENRICO PLANNING OFFICE

PT. 67-A2-23,
TUCKAHOE DISTRICT





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

February 19, 1985

Re: Conditional Rezoning Case C-2C-85

Tuckahoe Village Shopping Center Corporation
10625 Patterson Avenue
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors, at its meeting on February 13, accepted your amended proffered conditions and conditionally rezoned your property from B-2 Community Business to B-3 General Business District.

The property conditionally rezoned is described as follows:

Part of Parcels 67-A2-4 and 23:

Beginning at a point 165.78' +- N. 3° 53' 00" E., of Patterson Avenue and 1091.0' +-; S. 86° 07' 00" E. of Westbriar Drive; thence S. 86° 07' 00" E., 103.0' +- to a point; thence N. 3° 53' 00" E., 135' +- to a point; thence N. 42° 27' 00" E., 100.0' +- to a point; thence N. 47° 33' 00" W., 223.93' along R/W line of Lauderdale Drive to a point; thence S. 3° 53' 00" W., 165.00' +- to a point; thence S. 12° 21' 24" E., 33.60' to a point; thence S. 3° 53' 00" W., 155.00' to the point of beginning, containing 0.82+- 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:

1. The property shall retain all the conditions and uses permitted in B-2 zoning.
2. The only B-3 use allowed shall be that of a Car Wash operation as permitted by the zoning ordinance.
3. A case to rezone the property back to B-2 will be submitted by the owner if and when the facility ceases to be used as a Car Wash for a period not less than six (6) months.
4. Exterior of building to be brick and to conform architecturally to the existing structures in Tuckahoe Village Shopping Center.
5. No business will be open to serve the public between the hours of 12:00 midnight and 6:00 am.

Tuckahoe Village Shopping Center Corporation

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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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Henry L. Wilton