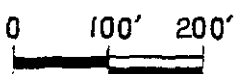


R-4 to B-3C
0.631 ac.

COUNTY OF HENRICO PLANNING OFFICE
PT. 93-B2-7

C-9C-88



BROOKLAND DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 16, 1988

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

Re: Conditional Rezoning Case C-9C-88

J & L Associates
c/o Mr. Lawrence J. Page
7014 West Broad Street
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on February 10, granted your request to conditionally rezone from R-4 One Family Residence to B-3C Community Business District (Conditional), described as follows:

Part of Parcel 93-B2-7, being part Lots 9 and 10, Block D, and part Lots 8, 9, 17 and 18, Block E, West Broad Street Village Subdivision,

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. The use of the Property shall be limited to inventory storage and employee parking, in conjunction with the adjoining automobile dealership to the south of the Property.
2. An opaque stockade-type fence of a minimum of five (5) feet in height shall be maintained along boundaries of the Property adjacent to property zoned for residential development. In addition to the aforesaid fence, a buffer area of a minimum of ten (10) feet in width shall be maintained within and adjacent to the aforesaid fence. The buffer area shall be landscaped with evergreen plantings approximately eight (8) feet in height when planted, as determined to be necessary by the Planning Commission at the time of Landscape Plan review, to supplement existing plantings in order to properly screen development on the Property from adjacent residential properties. Utility easements, storm drainage facilities or other items required by the Planning Commission at the time of Plan of Development review may be placed within the aforesaid buffer area; provided that any utility easements extended therein shall run generally perpendicular to the buffer area.
3. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential properties and be of such a type as required by the Planning Commission at the time of Plan of Development approval. Exterior lighting shall be reduced to no more than a security level, during hours when any business conducted on the Property is unoccupied.
4. There shall be no direct vehicular access to or from the Property, to or from Fountain Avenue or Winston Street.
5. No advertising sign shall be placed on the Property.

J & L Associates
c/o Mr. Lawrence J. Page
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February 16, 1988

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 proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore