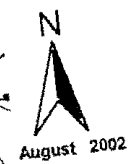


SUBJECT PROPERTY

ZONING
Bed & Breakfast and
Outdoor Activities
771-767-7742

P-13-02
BROOKLAND DISTRICT
0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 15, 2002

Re: Provisional Use Permit P-13-02

Margaret J. and James H. Clifton
The Virginia Cliffe Inn
2900 Mountain Road
Glen Allen, VA 23060

Dear Mr. & Mrs. Clifton:

The Board of Supervisors at its meeting on October 8, 2002, granted your request for a Provisional Use Permit in order to permit a bed and breakfast home and gatherings for weddings, wedding receptions, anniversaries, birthdays, meetings and receptions for civic groups, private individuals, or non-profit groups, on Parcel 771-767-7742 and part of Parcel 771-767-9566, subject to the following conditions:

1. The property shall be used only for:
 - a. a one-family dwelling of the resident manager of the business located on the premises;
 - b. a bed and breakfast facility (including not more than eight (8) guest rooms); and
 - c. gatherings for weddings, wedding receptions, anniversaries, birthdays, and meetings and receptions for civic groups, neighborhood groups, private individuals, or non-profit groups.

The property shall not be used for any events or meetings involving business or corporate entities or other for-profit groups.

2. With the exception of meals for the owners, their guests and guests of the bed and breakfast facility, there shall be no cooking of meals on the site, and the Property shall be used only as a food staging area for gatherings described in Condition #1(c).
3. The hours of operation for the uses described in Condition #1(c) shall be limited to 8:00 a.m. and 11:00 p.m.

4. The maximum number of employees for the business located on the premises shall not exceed six (6) employees at any one time.
5. No more than two meals may be served daily to bed and breakfast guests.
6. Parking on the property shall be located in the areas designated for such on the Conceptual Plan marked Attachment A (see case file). The Property Owners will take appropriate action to ensure the appropriate care and maintenance of the parking area, and corrective action will be taken if dirt or mud is tracked onto public roads.
7. Except as required by building and health codes, there shall be no substantial exterior structure changes to the building on the Property other than those identified on Conceptual Plan marked Attachment A (see case file). Those structural changes permitted shall be limited to the following:
 - a. an addition to the rear of the principal dwelling not to exceed 2,160 square feet which will only provide for additional bedrooms and support and storage spaces for the bed and breakfast facility;
 - b. a sunroom or Florida room not to exceed 1,200 square attached to the principal dwelling by a breezeway; and
 - c. a covered breezeway connecting the sunroom or Florida room to the principal dwelling which breezeway shall be at least 10 feet from eave line to eave line and made of material similar to the principal dwelling; and
 - d. an addition to the "cottage" or building at the rear of the property not to exceed 180 square feet.

The exterior façade of the front of the principal building shall not be changed. Additions to the principal structure must only attach to the rear of the structure.

8. The number of tents for any gathering on the property (as described in Condition #1(c)) shall be limited to two (2), and the total area of the combined tents shall not exceed 2,400 square feet. The location of tents shall be in the rear yard as shown on the Conceptual Plan marked Attachment A (see case file). The amount of allowable tent square footage shall be reduced by the square footage of the sunroom/Florida room when this permanent space is completed.

9. The constructed space, tents, and food preparation service must comply with all County and State regulations and coordinated with the appropriate County and State agencies.
10. There shall be no more than one (1) sign installed on the Property near Mountain Road as shown on the Conceptual Plan. The sign shall be no more than twelve (12) square feet in size and no more than seven (7) feet in height. The sign shall be lighted by ground-mounted floodlights.
11. There shall be no amplified music, speakers, or paging system in operation outside the home.
12. All vehicular access to or from the subject Property shall be limited to one point of access to Mountain Road and one to Old Washington Highway.
13. The property owners shall submit to the County within 60 days of approval of the amended Provisional Use Permit a landscaping plan to include a decorative fence and landscaping at the corner of Mountain Road and Old Washington Highway. The landscaping and fencing shall be installed within 120 days of plan approval, unless otherwise extended by the Director of Planning.
14. Any serving of alcoholic beverages on the premises shall comply with all regulations of the Virginia Alcoholic Beverage Control Board.
15. As shown on the Conceptual Plan marked Attachment A (see case file), the wooded areas along Old Washington Highway on the western boundary of the Property (exclusive of the driveway) eastward to the existing fences shall remain in their natural state except for the landscaping including decorative fence to be installed at the corner of Mountain Road and Old Washington Highway pursuant to condition #13 above.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



Virgil R. Hazelett, P.E.,
County Manager

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Margaret J. and James H. Clifton 4
The Virginia Cliffe Inn
October 15, 2002

cc: Director, Real Estate Assessment
 Provisional Use Permit Index
 John G. Mizell, Jr., Esquire &
 Nicholas A. Spinella, Esquire

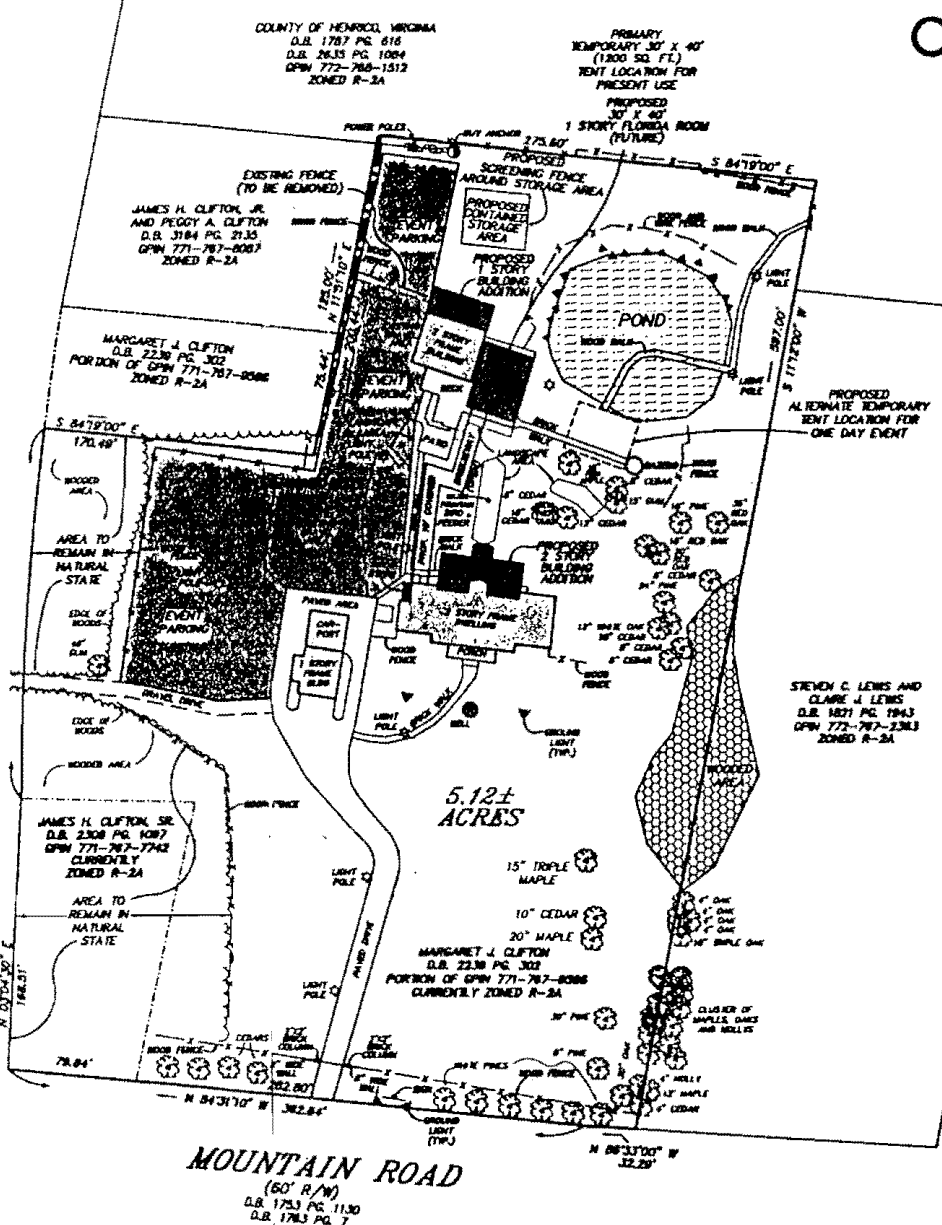
CLIFTON / THE VIRGINIA CLIFFE INN

Attachment A
Revised 8/22/02

P-13-02

OLD WASHINGTON HIGHWAY
(VARIABLE WIDTH R/W)
D.B. 74 PG. 101
D.B. 74 PG. 102

R=1072.00'
L=228.43'
Tan=114.06'
a=731.00'
1. N 03°46'00" E
2. N 22°28'28" W



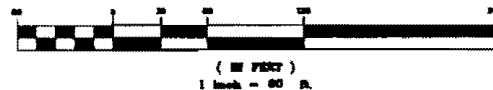
LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF MOUNTAIN ROAD AND THE EAST LINE OF OLD WASHINGTON HIGHWAY; THENCE LEAVING SAID INTERSECTION ALONG THE EAST LINE OF OLD WASHINGTON HIGHWAY THE FOLLOWING TWO COURSES: N 30°30' E, 168.51' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1872.00', A LENGTH OF 228.43', A CHORD BEARING N 3°46'00" E, AND A CHORD DISTANCE OF 228.28' TO A POINT; THENCE LEAVING THE EAST LINE OF OLD WASHINGTON HIGHWAY S 84°19'00" E, 170.49' TO A POINT; THENCE N 11°51'00" E, 302.44' TO A POINT; THENCE S 84°19'00" E, 275.87' TO A POINT; THENCE S 11°21'00" W, 583.00' TO A POINT ON THE NORTH LINE OF MOUNTAIN ROAD; THENCE ALONG THE NORTH LINE OF MOUNTAIN ROAD THE FOLLOWING TWO COURSES: N 08°33'00" W, 32.29' TO A POINT; THENCE N 84°19'00" W, 362.84' TO THE POINT OF BEGINNING, CONTAINING 5.12± ACRES OF LAND. THIS LEGAL DESCRIPTION WAS COMPILED FROM RECORDS AND SHOULD NOT BE USED FOR THE TRANSFER OF PROPERTY.

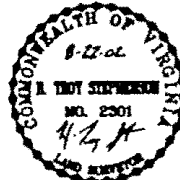
NOTES

- OWNERS AND REFERENCES:
GPN 771-767-8088 MARGARET J. CLIFTON D.B. 2238 PG. 302
GPN 771-767-7742 JAMES H. CLIFTON, SR. D.B. 2308 PG. 1087
- THIS SURVEY WAS COMPILED FROM RECORDS. NO FIELD WORK WAS DONE IN CONSULTATION WITH THIS PLAT. THIS PLAT SHOULD NOT BE USED FOR THE TRANSFER OF PROPERTY.
- THIS PLAT WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE ALL ENCUMBRANCES ON THE PROPERTY MAY NOT BE SHOWN.
- THIS PROPERTY IS LOCATED IN ZONE 1" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 590077 0050 B, EFFECTIVE DATE FEBRUARY 4, 1981.

GRAPHIC SCALE



COMPILED PLAT SHOWING 5.12± ACRES OF LAND LYING NORTHEAST OF THE INTERSECTION OF MOUNTAIN ROAD AND OLD WASHINGTON HIGHWAY



BROOKLAND DISTRICT • HENRICO COUNTY, VIRGINIA

JANUARY 31, 2002 SCALE 1" = 60'
REVISED JUNE 10, 2002 - ADDED PROPOSED HOUSE ADDITION
REVISED JUNE 17, 2002 - ADDED PROPOSED FLORIDA ROOM ADDITION IN THE NEAR YARD
REVISED AUGUST 22, 2002

N BY: HTS CHECKED BY: HTS

THIMMONS
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS