

C-45C-85



COUNTY OF HENRICO PLANNING OFFICE  
 PART PARCEL 97-BI-48  
 BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 18, 1985

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

Re: Conditional Rezoning Case C-45C-85

Mr. Arthur McGurn, President  
The McGurn Company, Inc.  
4795 Bethlehem Road  
Richmond, Virginia 23230

*See case C-91C-88*

Dear Mr. McGurn:

The Board of Supervisors at its meeting on June 12, accepted your proffered conditions and granted your request to conditionally rezone your property from R-4 One Family Residence to B-3C General Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 97-B1-48, being Lots 13-23, Block A, Greendale Annex 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. Subject property shall be used only for those uses permitted in B-1 & B-2 and for office-warehouses first permitted in B-3 by Section 22-62(s), with the exception of the following prohibited uses: Banks or Savings & Loan Co., Medical offices, restaurants, delicatessen, clubs, lodges & fraternities, automotive service or gas stations or tire sales, hotels, motels or lodges, carpenter, electrical, plumbing, heating, painting contractors, (except office space), furniture or appliance repairing, shopping center, any indoor recreation establishment of any type, funeral chapel, veterinary or small animal clinic, any outdoor retail sales or service.
2. There shall be a landscaped buffer of at least 10 feet width along rear of property unless alternative is required by the Planning Commission with the approval of the landscape plan.
3. The hours of operation that any business on the property may serve the general public shall be limited to the time between 6 AM and 10 PM, unless a provisional use permit for extended hours is granted by the Board of Supervisors.
4. The exterior of the building will be brick or equal or of a material approved by the Planning Commission at the time of P.O.D. approval. Permitted buildings shall be substantially similar in architectural character, design and height as shown on drawing submitted and made part of the case (See case file).

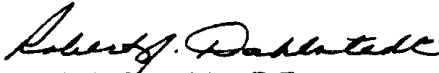
Mr. Arthur McGurn, President  
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Page 2  
June 18, 1985

5. No freestanding or portable signs shall be permitted. Permitted sign area is to be limited to regulations in Section 22-104 for B-2 business district. 6. Exterior lighting shall be reduced to minimum necessary for security purposes after permitted business hours. Business signs shall not be illuminated after hours of operation.
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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 accepted proffered conditions 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  
Mrs. Helen A. Granger  
Mr. and Mrs. William E. Tucker  
Mr. H. H. Halsey  
Mr. J. E. Foster  
Ms. Louise Stumpf Dollard