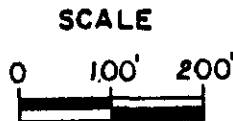


C-61C-85

SUB-
RETAIL

COUNTY OF HENRICO PLANNING OFFICE



92-B1-7
BROOKLAND DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
August 19, 1985

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

Re: Conditional Rezoning Case C-61C-85

Porter Properties
Porter Realty Company
Box 6482
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on August 14, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to B-2C Community Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 92-B1-7, being Lots 1 and 2, Pine Grove 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 property will not be used for the following purposes: hotel, motel, motor lodge, motor hotel, convenience store, gas station, bar, bowling alley, skating rink, billiard parlor. In addition, no "fast food" or carry-out restaurants shall be permitted. For purposes hereof, "fast food" or "carry-out" restaurant is hereby defined as an establishment whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic, or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises. There will be an opaque fence at least 5' high and a minimum 10' wide buffer along the north property line. A minimum of 10' of landscaping area will be provided along Pine Grove and Broad Street frontage. Hours of operation will be limited to those in a B-1 District.
2. The building to be constructed on the subject property shall be substantially similar in architectural type and substantially the same construction material as shown on the attached photograph (See case file for two photographs identified as Exhibits 1 and 2).

Porter Properties
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August 19, 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 proffered conditions 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