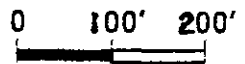


COUNTY OF HENRICO PLANNING OFFICE  
 PT. 92-A 2-22  
 BROOKLAND DISTRICT

C-10C-88



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 15, 1988

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

Re: Conditional Rezoning Case C-10C-88

Mr. F. J. Keith  
2904 Chapel Hill Road  
Goochland, Virginia 23063

Dear Mr. Keith:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from B-1 Neighborhood Business and R-4 One Family Residence to B-3C General Business District (Conditional), Part of Parcel 92-A2-22, being Lots 1 through 10, Block 7, West Jenningsville Subdivision and adjacent portion of vacated streets, described as follows:

Starting at a point on the west side of Old Staples Mill Road, approximately 568' south of Hungary Road, go S.  $8^{\circ} 36' 40''$  W., 157.5' to a point. At this point, go N.  $82^{\circ} 20' 20''$  W., 340.76' to a point. At this point, go N.  $8^{\circ} 36' 40''$  E., 157.5' to a point. At this point, go S.  $82^{\circ} 28' 20''$  E., 340.76' to a point of beginning on Old Staples Mill Road, containing 1.23 acres.

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 front 15 feet of depth parallel to the ultimate right-of-way of Old Staples Mill Road as determined at time of POD or building permit shall be used only as a buffer; which may be penetrated only by a driveway as close to a right angle to Old Staples Mill Road as possible. Landscaped buffer areas, a minimum of 10 feet in depth, shall be provided and maintained along the rear and side property lines.
2. Any outdoor lighting shall not exceed 20 feet in height and shall utilize adjustable fixtures so as not to shine onto properties abutting the subject property.
3. Only the following uses shall be permitted on the Property:
  - A. Bakery, laundry, cleaning, and dyeing works, and wholesale business.
  - B. Office-warehouse.
  - C. Small animal clinic/hospital. No outside animal runs or pens shall be permitted.
4. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water carried waste.
5. No building shall exceed two stories in height.
6. All repair work shall be conducted entirely within an enclosed building.

Mr. F. J. Keith  
Page 2  
March 15, 1988

7. No outside storage shall be permitted on the property.
8. All exterior walls of building(s) facing any property line (generally parallel thereto) shall be constructed predominately of brick or colored split block.
9. Loading/service areas shall not directly face Old Staples Mill Road. Such areas shall be screened from view from public roads and abutting properties by other buildings or be buffered by walls, fences, or evergreen plantings.

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., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. and Mrs. W. W. Lane, Jr.