

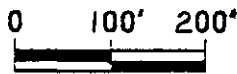
B-3, R-4 to B-3C and amended proffers 1.59 acres

COUNTY OF HENRICO PLANNING OFFICE

PT. 93-B2-7

BROOKLAND DISTRICT

C-8C-88



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 16, 1988

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

Re: Conditional Rezoning Case C-8C-88

JLW Associates  
c/o Mr. Lawrence J. Page  
7014 West Broad St.  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on February 10, granted your request to conditionally rezone from B-3 General Business and R-4 One Family Residence to B-3C General Business District (Conditional) and to amend proffered conditions of existing B-3C on Part of Parcel 93-B2-7, being Lots 4 through 11 and Part of Lots 21 through 24, Block A, West Broad Street Village, described as follows:

Beginning at the point of intersection of the N. line of Deep Run Avenue and the W. line of Fountain Avenue; thence S.  $66^{\circ} 38' 00''$  W., 150.00' to a point; thence S.  $83^{\circ} 19' 57''$  W., 10.44' to a point; thence S.  $67^{\circ} 19' 7''$  W., 77.57' to a point; thence N.  $68^{\circ} 52' 2''$  W., 34.53' to a point; thence N.  $23^{\circ} 15' 52''$  W., 131.87' to a point; thence N.  $66^{\circ} 38' 00''$  E., 116.96' to a point; thence N.  $23^{\circ} 22' 00''$  W., 190.02' to a point; thence N.  $70^{\circ} 12' 00''$  E., 150.29' to a point; thence S.  $23^{\circ} 22' 00''$  E., 340.67' to the point of beginning, containing 1.59 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 use of the Property shall be limited to an automobile dealership and those uses first permitted in a B-2 community business district, except the following uses shall not be permitted on the Property:
  - (a) Skating rink, bowling alley, billiard parlor and similar indoor recreational establishment.
  - (b) Repair business for electrical, heating or plumbing systems.
  - (c) Automobile service station.
  - (d) Mortuary.
  - (e) Club, fraternity, lodge and similar meeting place.
  - (f) Retail clothes cleaning and pressing establishment employing personnel in the actual cleaning process on site.
  - (g) Outdoor retail sales facility (excluding vending machines).
  - (h) Adult book store.
2. The hours of service to the public shall not commence prior to 7:00 a.m. nor extend beyond 10:00 p.m. daily, and no repair work shall be permitted on Sundays.
3. No building constructed on the Property shall exceed thirty-five (35) feet in height.

Tertiary Properties

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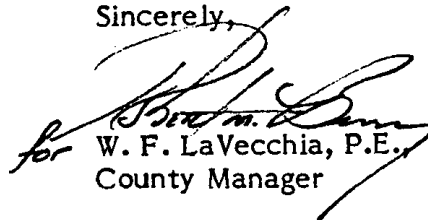
January 6, 1986

5. There shall be no direct vehicular access to or from the Property, to or from a ten (10) foot alley adjoining the northwestern property line of the Property, or to or from Fountain Avenue, unless required by any governmental body, agency or authority having jurisdiction with respect thereto.
6. A buffer area having a minimum width of twenty-five (25) feet, shall be provided along the northwestern boundary line of the Property, except to the extent necessary for utility easements, drive-ways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof, until such time as the properties adjoining such northwestern property line cease to be zoned for single family detached residential purposes. Existing vegetation, underbrush and fallen diseased or dead plant growth may be removed, and additional plantings may be added as determined to be necessary at the time of landscape plan review, to properly screen development on the Property from adjoining uses. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within the buffer area screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.
7. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of six-tenths (.6) foot candle along the northwestern boundary of the Property, and along the western boundary of Fountain Avenue.
8. No outdoor sound system shall be used on the Property in a manner that will permit the outdoor sound system to be heard beyond the boundaries of the Property.
9. The following uses shall not be permitted on the Property:
  - a. Skating rink, bowling alley, billiard parlor and similar indoor recreational establishment.
  - b. Repair business for electrical, heating or plumbing systems.
  - c. Automobile service station.
  - d. Retail sale of automotive parts, tires and/or related accessories.
  - e. Mortuary.
  - f. Club, fraternity, lodge and similar meeting place.
  - g. Retail clothes cleaning and pressing establishment employing personnel in the actual cleaning process on-site.
  - h. Outdoor retail sales facility (excluding vending machines).
  - i. Adult bookstore

Tertiary Properties  
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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 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  
Mr. Jay M. Weinberg  
Ms. Kate Fleming Starke  
Ms. Sarah J. Fleming  
Ms. Bertha Fleming Wright  
Mr. and Mrs. B. I. Fleming