



COUNTY OF HENRICO PLANNING OFFICE

OFFICE SERVICE / ASSEMBLY / WAREHOUSE

PT. 11-B2-8
VARINA DISTRICT

C-16C-90



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 1990

Re: Conditional Rezoning Case C-16C-90

Romers & Romers Associates
20 West Williamsburg Road
Sandston, Virginia 23150

Gentlemen:

The Board of Supervisors at its meeting on May 9, granted your request to conditionally rezone from B-1 Business to B-3C Business District (Conditional), being Part of Parcel 11-B2-8, Lots 11, 12A, and 12B, Block 6, Section C, Sandston Subdivision.

The Board of Supervisors accepted the attached six (6) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Robert F. Nelson, Jr.



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Signature of Owner or Applicant* MARK ROMERS Date 4-12-90

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The uses shall be those uses provided for and regulated in the B-2 District, except that an office warehouse use as provided for and regulated for in a B-3 District shall be permitted.
2. The hours of operation shall be those allowed in a B-1 District.
3. The signage shall be in accordance with the signage regulations for a B-1 District.
4. All exterior lighting shall be limited to a maximum height of 15'; exterior lighting shall be shielded to direct light downward and to prevent the glare from the fixtures from being visible from neighboring properties.
5. Any additional structures or additions to the existing structure constructed on the site shall be similar in architectural design, and detailing to the existing structure.
6. Any additional structures or additions to the existing structure constructed on the site shall have masonry exterior walls. The walls facing East, South, and West shall be brick, similar in appearance to the existing building. The rear wall (North wall) may be concrete block, if the block is coated with spraycrete, thor-o-seal or other cement based masonry coating.

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PLANNING OFFICE
COUNTY OF HENRICO

MAY 9, 1990 ACCEPTED BY THE BOARD OF SUPERVISORS

C-16C-90

PLANNING OFFICE