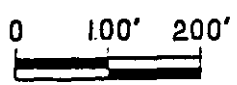


RESTAURANT WITH
OUTSIDE DINING AREA

C-24C-91
P-10-91

COUNTY OF HENRICO PLANNING OFFICE

PT. 94 - B1 - 25
THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 20, 1991

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

Re: Conditional Rezoning Case C-24C-91

Mr. Russell H. Malone, III
Triangle Associates, Inc.
7110 Patterson Avenue
Richmond, Virginia 23229

Dear Mr. Malone:

The Board of Supervisors at its meeting on August 14, granted your request to conditionally rezone property from B-1 Business and O-1 Office to B-2C Business District (Conditional) being part of Parcels 94-B1-25 and 3, described as follows:

Beginning at a point on the northern line of Patterson Avenue, said point being 0.040 +- mile west of the western line of Three Chopt Road extended; thence N. 28° 24' 25" E., 214.52' to a point; thence N. 86° 19' 25" E., 66.64' to a point; thence S. 18° 40' 35" E., 32.39' to a point; and N. 86° 19' 25" E., 15.34' to a point and being the point and place of beginning; thence from said point of beginning along a non-tangent curve to the left having a radius of 120.00' and an arc length of 39.82' to a point; thence S. 20° 40' 00", 13.50' to a point; thence S. 47° 19' 25" W., 19.33' to a point; thence N. 42° 40' 35" W., 86.50' to a point; thence N. 86° 19' 25" E., 72.63' to a point, and being the point and place of beginning and containing 3103 square feet of land. All as shown on a map by Dewberry and Davis entitled "Compiled map showing a parcel of land containing 3103 square feet of land situated northeast of Patterson Avenue, Three Chopt District, Henrico County, Virginia."

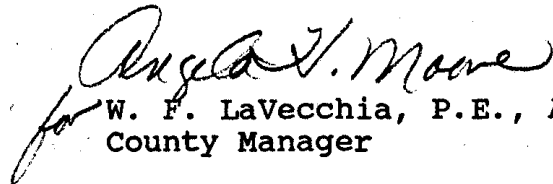
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Use of the outdoor dining area shall only be open to the public between the hours of 10:00 a.m. and 11:00 p.m.
2. Applicant shall construct a privacy fence at a location and in conformity with standards required by the Henrico County Ordinance and as approved by the Director of Planning.
3. Landscaping shall be provided in accordance with a plan approved by the Director of Planning.
4. No live music performance or outside speakers and/or sound system shall be permitted.
5. The property shall only be used for a restaurant and outdoor dining facility, and any other uses permitted in the B-1 zoning district.

Mr. Russell H. Malone
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August 20, 1991

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
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Terry VanHorn, Esquire