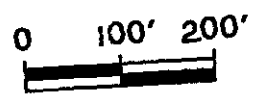


AUTO OIL CHANGE &
LUBRICATION CENTER
C-37C-93
P-20-93



80-A2-47
TUCKAHOE DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 19, 1993

Re: Conditional Rezoning Case C-37C-93

Mr. B. Hancel Bonds
The Lube Center, Inc.
11321 Genito road
Midlothian, Virginia 23112

Dear Mr. Bonds:

The Board of Supervisors at its meeting on October 13, granted your request to conditionally rezone property from B-1 Business District to B-2C Business District (Conditional), Parcel 80-A2-47, described as follows:

Commencing at a point on the S. line of Patterson Avenue 578.18' west of the intersection of the S. line of Patterson Avenue and the W. line of Keller Road; thence S. $25^{\circ} 08' 37''$ W., 18.20' the Point of Beginning; thence leaving Patterson Avenue S. $25^{\circ} 08' 37''$ W., 150.00' to a point; thence N. $73^{\circ} 53' 09''$ W., 149.08' to a point; thence N. $25^{\circ} 08' 44''$ E., 150.00' to a point on the S. line of Patterson Avenue; thence with the S. line of Patterson Avenue the following two courses: S. $80^{\circ} 38' 27''$ E., 70.58' to a point; thence S. $67^{\circ} 53' 22''$ E., 79.24' to the Point of Beginning; and containing 0.521 acres of land as shown on a plat by Balzer & Associates, Inc. dated July 19, 1993.

1. The use of the property shall be limited to an automobile oil change and lubrication operation or other similar minor automobile servicing functions; in addition to all other uses first permitted in the B-1 District.
2. As long as the property is used as an automobile oil change and lubrication business, the hours of operation to the public shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday. The business will remain closed to the public on Sundays.
3. Any changes to the exterior appearance of the building shall be substantially similar to the architectural style shown on Exhibit A (see case file) as prepared by Balzer and Associates, Inc., dated July 28, 1993.

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):

Mr. B. Hancel Bonds
The Lube Center, Inc.
Page 2
October 19, 1993

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. E. Grice Galleher