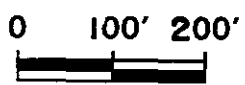


92-B2-81

BROOKLAND DISTRICT

BEAUTY SALON / OFFICE

C-56C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 14, 1995

Re: Conditional Rezoning Case C-56C-95

Mr. Anthony Thomas
4624 Halley's Circle
Glen Allen, Virginia 23060

Dear Mr. Thomas:

The Board of Supervisors at its meeting on November 8, 1995, granted your request to conditionally rezone property from O-2 Office District to B-1C Business District (Conditional), Parcel 92-B2-81, described as follows:

Commencing at a point on the E. line of Staples Mill Road 630.04' north of the northern line of Parham Road, extended; thence along the E. line of Staples Mill Road along a curve to the left, the arc of a circle having a radius of 2,885.79'; 146.59' to a highway monument; thence continuing along the E. line of Staples Mill Road N. 15° 15' W., 4.79' to a rod; thence N, 80° 30' 10" E., 309.26' to a rod; thence S. 11° 57' 50" E., 150.00' to a rod; thence S. 81° 19' 20" W., 275.74' to a point and place of beginning, less and except that certain .03 acre, more or less, taken by the Commonwealth of Virginia for the widening of State Route 33, (Staples Mill Road) as described in Certificate filed by the State Highway and Transportation Commissioner, recorded in the aforesaid Clerk's Office on January 22, 1979, in Deed Book 1767 page 1040, and shown on plats attached thereto in State Highway Plat book #7, pages 463, 464 and 465, being the same real estate conveyed to E. Blay Bryan by deed from Dillard Construction Company, A Virginia corporation, dated July 5, 1979, recorded July 18, 1979, in the Clerk's Office, Circuit Court, County of Henrico, Virginia, in Deed Book 1782, Page 30; containing approximately 0.99 of an acre.

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. The exposed portions of the exterior building wall closer to and facing (generally parallel to) Staples Mill Road shall be predominantly of brick. The exposed portions of all other exterior buildings wall surfaces on the property shall be similar in architectural treatment and materials to each other and shall be predominantly of masonry. Other architectural materials may be used on any exterior wall for trim, architectural decorations or design elements.
2. No new building constructed on the property shall be located within 50 feet of the right-of-way of Staples Mill Road.

Mr. Anthony Thomas

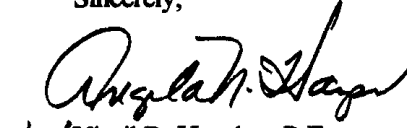
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3. A landscaped buffer area having a minimum width of 20 feet shall be maintained along the right-of-way of Staples Mill Road. Ingress and egress access and utility easements may be allowed in such buffer area. The landscaped area may also be breached as required by the Planning Commission or any other applicable governmental body.
4. Parking lot lighting shall be produced from concealed sources of light, be positioned in such manner as to minimize the impact of such lighting on adjacent property and be reduced to a security level following the close of business conducted on the property.
5. No new building on the property shall exceed 35 feet in height.
6. All roof top heating and air conditioning equipment and all trash receptacles on the property shall be screened from public view at ground level on adjacent property.
7. The following uses shall not be permitted on the property: Banks, savings and loan, and similar financial institutions with drive-in service; funeral home, mortuary and/or undertaking establishment; and convenience food store.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Brad Beaty
Mr. & Mrs. E. Blay Bryan