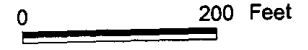


ZONING
 OFFICE
 Ref. 769-759-3413

C-30C-03
 Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 19, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. Robert D. Edwards, Sr.
New Directions Mortgage Co.
2915 Hungary Road
Suite B100
Richmond, VA 23228

Re: Conditional Rezoning Case C-30C-03

Dear Mr. Edwards:

The Board of Supervisors at its meeting on August 12, 2003, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), Parcel 769-759-3413, described as follows:

Beginning at a ½ inch rod set in the south line of Hungary Road, which point is 401.80' west of the southwest intersection of Hungary Road and Old Staples Mill Road; thence leaving said road S03°24'10"E 248.51' to a ½ inch rod set; thence N75°24'02"W 172.25' to a ½ inch rod set; thence N06°23'59"E 238.79' to a ½ inch rod set in the south line of Hungary Road; thence along the south line of said road S79°44'22"E 94.06' to a ½ inch rod set; thence S75°24'02"E 34.88' to the point and place of beginning, containing .08108 acres.

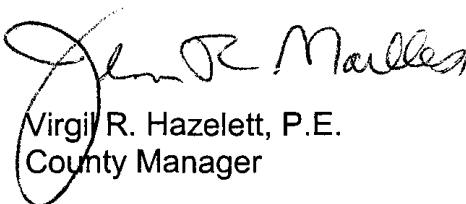
The Board of Supervisors accepted the following proffered conditions, dated July 14, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Access**. The property shall be limited to one point of access on Hungary Road, which will be improved to a standard commercial entrance drive.
2. **Parking**. The parking area and entrance drive shall be improved with a paved surface, striping, wheel blocks and landscaping. The parking area shall be exclusively to the rear of the building.
3. **Lighting**. Parking lot lighting shall be provided, not to exceed 20 feet in height as measured from the grade of the base of the light standard. All lighting shall be from concealed sources (i.e., "shoe box" type fixtures) and shall not exceed one-half foot-candle at the boundaries of the property.

4. **Signs**. Any detached sign on the property shall be a monolithic style with landscaping around the base, a maximum height of six (6) feet and externally lit. There shall be no signs placed on the existing structure.
5. **Uses**. The principal uses permitted on the property shall be office and office buildings, business, professional or administrative. Medical offices, studios for artistic professions, childcare centers and recycling centers shall not be permitted. However, living space may be provided as an accessory use if approved by a Provisional Use Permit.
6. **Landscaping**. There shall be a 35 foot transitional buffer at the rear of the property and 15 foot transitional buffers on each of the side yards. There shall be an evergreen hedge along the northern edge of the parking lot.
7. **Noise**. There shall be no outside loudspeakers in use on the property.
8. **Existing Structure**. The existing structure and its exterior appearance shall be preserved.
9. **Dumpster**. Any dumpster located on the property shall be located in the rear yard and screened with masonry wall and landscaping with opaque doors.
10. **Services**. Any servicing of the dumpster and parking lot cleaning shall be accomplished between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday. No dumpster service or parking lot cleaning shall take place on Sunday.
11. **Sunday Hours**. There shall be no business use of the property on Sundays.

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,


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

pc: Mr. Jack R. Wilson, III, Esquire
Director, Real Estate Assessment
Conditional Zoning Index