

**REZ2013-00017**

**Zoning**

Beauty Salon / Office

Three Chopt District

400

Feet





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

December 17, 2013

Mr. James Roe, Jr.  
26 Old Sellers Way  
Henrico, VA 23227

Re: Rezoning Case REZ2013-00017

Dear Mr. Roe:

The Board of Supervisors, at its meeting on December 10, 2013, approved your request to conditionally rezone from O-1 Office District to B-1C Business District (Conditional) Parcel 760-754-8754 containing .749 acres located on the west line of Skipwith Road approximately 540' south of its intersection with W. Broad Street (U.S. Route 250), described as follows:

BEGINNING at a point on the western line of Skipwith Road distant thereto in a southerly direction 600.45 feet from the intersection of said line of Skipwith Road with the southern line of Broad Street Road; thence extending southerly along said line of Skipwith Road and fronting thereon 138.48 feet to a rod; thence leaving said line of Skipwith Road, N 86°38'00" W, 278.69 feet to an axle; thence N 4°02'53" E, 99.73 feet to an axle; thence N 85°35'30" E, 285.67 feet to the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated October 18, 2013, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

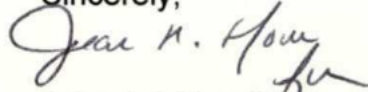
1. **Use Restrictions.** Principal uses permitted on the property shall be limited to principal uses permitted in the O-1 zoning district and barbershops and beauty shops, which may include such appearance enhancing activities such as hair and nail care and services customarily offered at a barbershop or beauty shop. Any barbershops and/or beauty shop shall be operated by a licensed beautician.
2. **Architectural Treatment.** The exterior appearance of the building shall be substantially similar in architectural character and materials. No alterations shall be made to the existing building to substantially alter its appearance unless otherwise approved at the time of Plan of Development.
3. **Hours of Operation.** Hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 7:00 p.m. and Saturday from 9:00 a.m. to 6:00 p.m. There shall be no hours of operation on Sunday.



4. **Signage.** The existing detached sign on the site shall serve as the only signage for the site. There shall be no additional signage permitted on the building.
5. **Access.** There shall be only one (1) means of vehicular ingress and egress to and from Skipwith Road.
6. **Parking Lot Lighting.** Unless otherwise approved at the time of Plan of Development, parking lot lighting standards shall not exceed fifteen (15) feet in height above grade level. All parking lot lighting fixtures shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures). Exterior lighting shall be reduced to security levels after hours of operation.
7. **HVAC.** Unless otherwise approved at the time of Plan of Development, heating and air conditioning equipment shall be screened from public view at ground level at the Property lines.
8. **Building Height.** No building constructed on the Property shall exceed two (2) stories or thirty (30) feet in height.

The Planning Department 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,



John A. Vithoulkas  
County Manager

pc: Mr. John Sullivan  
Mr. Chris Wallace  
Director, Real Estate Assessment  
Conditional Zoning Index