

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

PUP2014-00016
Zoning
 Bed & Breakfast
 w/ Catered Events
 Fairfield District
 400



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

November 18, 2014

Mr. Martin & Mrs. Paula Ramirez
Life Enterprises Corp.
4300/4330 Oakleys Lane
Richmond, VA 23223

Re: Provisional Use Permit PUP2014-00016

Dear Mr. & Mrs. Ramirez:

The Board of Supervisors at its meeting on November 12, 2014, granted your request to expand an existing bed and breakfast and to amend conditions approved with Provisional Use Permit P-6-05 for a bed and breakfast under sections 24-51.1(c), 24-120 and 24-122.1 of Chapter 24 of the County Code on parcels 817-720-2092 and 817-720-4176, subject to the following conditions:

1. The property shall only be used for:
 - a. a one family dwelling of the resident manager(s) of the business located on the premises;
 - b. a bed and breakfast facility including:
 - i. Three cottages accommodating a maximum of six (6) guests per cottage,
 - ii. Two sections of the "east wing" of the principal dwelling accommodating a maximum of four (4) guests per section.
 - iii. One carriage house accommodating a maximum of two (2) guests.
 - c. gatherings for weddings, wedding receptions, anniversaries, birthdays, and meetings and receptions for neighborhood groups, corporations or private individuals, or non-profit groups.
 - i. For events that exceed 50 attendees, the Property shall be utilized for uses permitted in Condition 1 (c) no more than 60 times per calendar year.
2. With the exception of meals for the owners, their guests and guests of the bed and breakfast facility, food preparation shall be limited to cooking of meals for events located on the subject property in accordance with State and Local regulations regarding food service. Off-premise distribution of food prepared on-site shall be prohibited.
3. The hours of operation for uses permitted in Condition 1(c) shall be limited to 8:00 a.m. and 12:00 midnight.

4. The maximum number of employees for the business located in the premises shall not exceed twenty (20) employees at any one time. On-site employees shall not exceed six (6) except during events identified in Condition 1 (c).
5. No more than two meals may be served daily to bed and breakfast guests.
6. Parking on the property shall be located in the areas designated for such on the Conceptual Plan marked Attachment A (see case file). There shall be no parking on or along Oakleys Lane. The property owners will take appropriate action to ensure the appropriate care and maintenance of the parking area and corrective action will be taken if dirt or mud are tracked onto public roads.
7. Except as required by building and health codes, there shall be no substantial exterior structural changes to the existing historical buildings on the Property.
8. The location of buildings and tents on the property shall be limited to those areas identified on the Conceptual Plan (Attachment A) (see case file). Any new structure on the site shall be designed with features complementary to the existing historic structures as determined by the Director of Planning.
9. The bed and breakfast, tents, buildings, and food preparation must comply with all County and State regulations and coordinated with appropriate County and State agencies.
10. There shall be no more than one (1) detached sign installed on the property. The sign shall be no more than twelve (12) square feet in size and no more than six (6) feet in height. The sign shall only be lit by ground mounted floodlights. In addition to the above, directional and building identification signs may be permitted as regulated in Section 24-104 of the County Code.
11. The use of amplified music, speakers, or paging systems outdoors shall be in coordination with uses permitted in Condition 1 (C) and shall only be permitted in accordance with the following:
 - a. Speakers shall contain full volume controls.
 - b. Speakers shall be positioned to aim sound away from Oakleys Lane:
 - c. Amplified music or speakers shall only be permitted:
 - i. Friday between 5:00 p.m. and 11:00 p.m.
 - ii. Saturday between 12:00 p.m. and 11:00 p.m.
 - iii. Sunday between 12:00 p.m. and 11:00 p.m.
 - d. The property owner shall limit the amplification of sound to the minimum level necessary to accommodate guests and shall minimize or prevent sound from being heard beyond the property boundaries.
 - i. Speakers shall be located a minimum of 50' from the property lines.
12. All vehicular access to or from the subject property for guests shall be limited to the one point of access shown on the Conceptual Plan (Attachment A) (see case file).

Mr. Martin & Mrs. Paula Ramirez

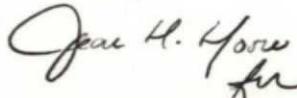
November 18, 2014

Page 3

13. The property owner shall submit a landscaping plan for Planning Department approval prior to any expansion of existing facilities on the site.
14. Any serving of alcoholic beverages on the premises shall comply with all regulations of the Virginia Alcoholic Beverage Commission.
15. Unless otherwise approved by the Director of Planning, improvements to the portion of the property north of Oakleys Lane shall not occur until the roadway has been relocated north of the existing pond.

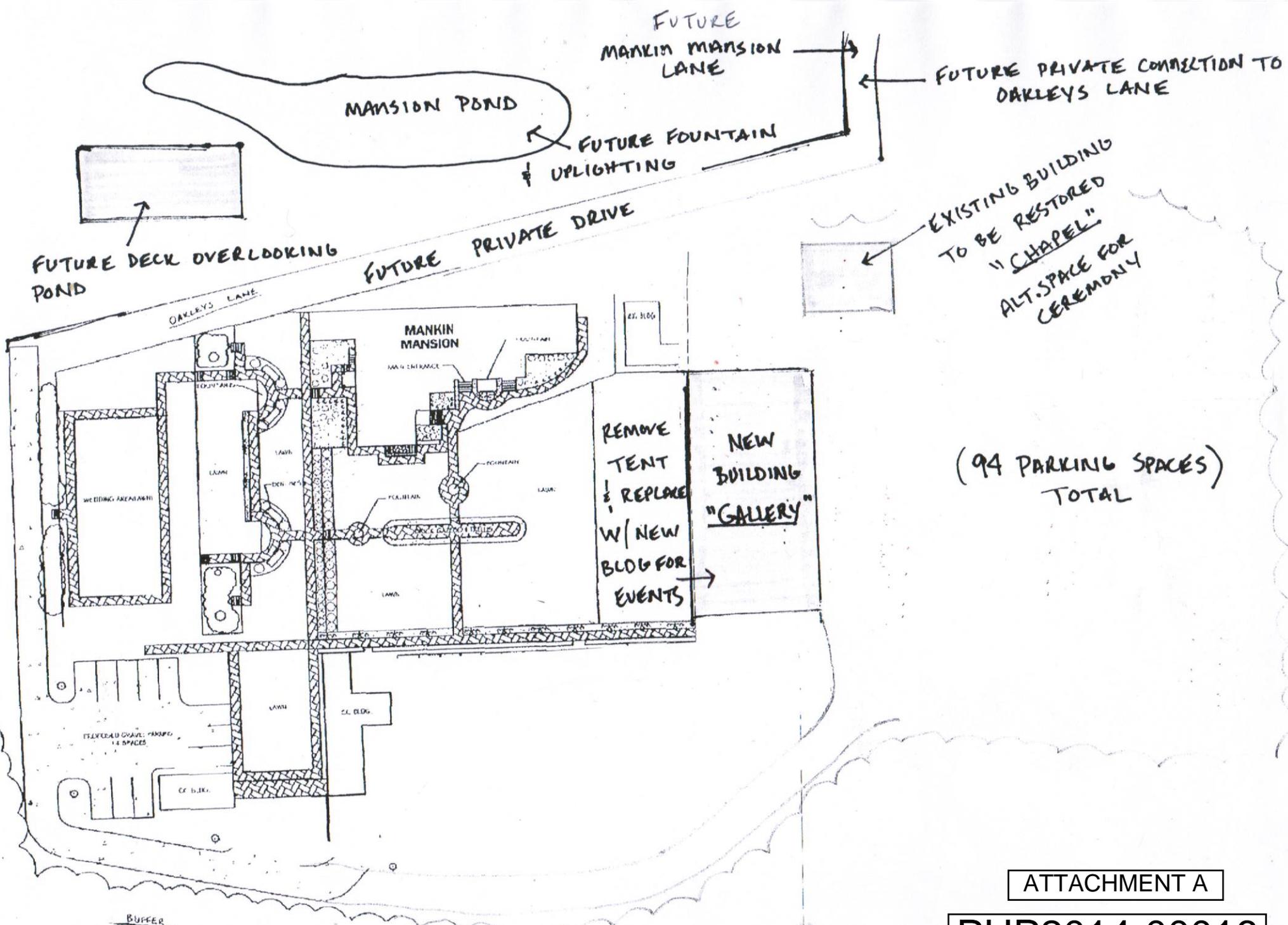
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment
Police, Special Services



ATTACHMENT A

PUP2014-00016