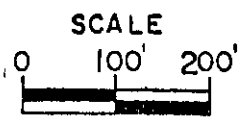


COUNTY OF HENRICO PLANNING OFFICE

C-69C-80



84-A1-57
TUCKAHOE DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

December 19, 1980

Re: Conditional Rezoning Case C-69C-80

Mr. A. G. Bertozzi
3006 Impala Place
Richmond, Virginia

Mr. and Mrs. Lawrence R. Muse
8311 Lansdowne Rd.
Richmond, Virginia

Dear Mr. Bertozzi and Mr. and Mrs. Muse:

At its meeting on December 17, the Board of Supervisors accepted your proffered conditions and conditionally rezoned from R-2A One Family Residence to B-1 Neighborhood Business District the below described property in accordance with your request and the Planning Commission's recommendation:

Part of Parcel 84-A1-57 consisting of Lots 1 and 2 of Quioccasin Gardens, being +- 1.23 acres on the northwest corner of Quioccasin Road and Starling Drive.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable regulations of Zoning Ordinance No. 179:

1. No adult book stores, billiard parlor, or fast food restaurant shall be permitted on the property.
2. All exterior walls of any principal structure constructed on the property will be of conventional earth tone brick and architecturally similar in treatment.
3. Lighting in any parking lot shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and shall be of such a type as approved by the Planning Commission.
4. The property will be properly buffered and screened from adjacent residential buildings (except to the extent required to construct utility lines or driveways, if any) as same shall be required and approved by the Henrico County Planning Commission, for at least fifteen (15) feet in depth along the Quioccasin Road boundary of approximately 127 feet, and with a fence and hedgerow along the western boundary of the property line approximately 364 feet in length, and for 25 feet in depth along the northern boundary of the property approximately 195 feet in length until such time as the property adjoining thereto ceases to be a residential classification, at which time the 25 foot buffer can be replaced by a fence and a hedgerow.

Mr. A. G. Bertozzi
Mr. and Mrs. Lawrence R. Muse
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The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index