

A-1

A-1

B-3

R-4

R-4

R-3

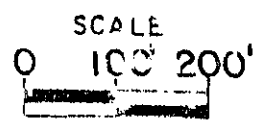
MASONIC HOME

OVERHEAD TANK

R-4 TO B-3C
0.287 AC.

COUNTY OF HENRICO PLANNING OFFICE

C-16C-81



pt. of 9-A1-13
VARINA DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

August 17, 1981

Re: Conditional Rezoning Case C-16C-81

Mr. and Mrs. Frank Miller
3002 Williamsburg Rd.
Richmond, VA. 23231

Dear Mr. and Mrs. Miller:

At its meeting on August 12, the Board of Supervisors accepted your proffered condition and conditionally rezoned your property from R-4 One Family Residence to B-3 General Business District in accordance with your request.

The rezoned property, which is subject to the proffered condition, is described as follows:

Lots 1, 2, 3, and 4, Block A, Windsor Place Subdivision.

The following proffered condition was accepted by the Board of Supervisors with the understanding that it limits use of the property to a fortune telling business. Additionally, all other provisions of Chapter 22 (Zoning) of the Code of Henrico, 1980, further regulate development of the property. The accepted proffer states:

Property to be restricted to such use as set forth in Section 22-62(q) of Chapter 22, > see
County Code of Henrico County, Virginia. attached

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the proffered condition in the Conditional Zoning Index.

Sincerely,


Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Claude C. Farmer, Jr.

(k) Farm supply and service establishments, including custom grain and feed mills, milk depots, creameries and cold storage plants, among others, but not including any use first permitted in any "M" District, and not within two hundred feet of any "R" District.

(l) Building material sales yard, not including concrete mixing.

(m) Coal and wood yards, provided dust is effectively controlled, but not within two hundred feet of any "R" District.

(n) Sheet metal shops.

(o) Display houses or "shell" houses but not within twenty feet of any side lot line, nor within twenty feet of each other.

(p) Public utility service buildings, including facilities for construction or repair, or for the service or storage of utility materials or equipment.

(q) Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, a card reader, spiritual reader, or advisor.

(r) Dancing establishments and dance halls, but not within two hundred feet of any "R" District and when conducted wholly within a completely enclosed, air-conditioned and soundproof building.

(s) Office-warehouses, when the warehouse area does not exceed fifteen thousand square feet and all materials are stored within an enclosed building for use by the business concern occupying the building.

Sec. 22-63. Conditional uses permitted by special exception.

(a) Any conditional use permitted and as regulated in the "B-2" District, except as otherwise provided herein.

(b) Carnivals, fairs and circuses.

(c) Any other retail business not otherwise permitted in this district, or specifically excluded therefrom, including any kind of manufacturing or treatment incidental to the conduct of a retail business on the same premises but not including any use which is first permitted or is prohibited in the "M-1" District.

Sec. 22-64. Accessory uses permitted.

(a) Accessory uses as permitted and as regulated in the "B-2" District.

ref. C-16 C-81