

COUNTY OF HENRICO PLANNING OFFICE

C-22C-82

SCALE
0 100' 200'

pt. of 97-B2-111
FAIRFIELD DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

July 19, 1982

Re: Conditional Rezoning Case C-22C-82

Messrs. Millard B. Poore &
Ronald E. Franklin
6213 Lakeside Avenue
Richmond, Virginia 23228

Gentlemen:

At its July 14, meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned your below described property from B-1 Neighborhood to B-3 General Business District in accordance with your request.

The conditionally rezoned property, Part of tax parcel 97-B2-111, is described as follows:

Lots 29 and 30, Lakeside Place Subdivision.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22 (Zoning Ordinance) of the Code of Henrico. They are as follows:


1. The property shall be used for those uses permitted in a B-1 Neighborhood Business Zoning District, except that an office and warehouse for the sale and installation of interior finishing coverings and uses accessory thereto are permitted.
2. The hours of operation during which delivery vehicles will be permitted to operate shall not begin before 7:00 o'clock a.m. nor end after 6:00 o'clock p.m.
3. The days of operation shall be Monday through Saturday, inclusive.
4. Such warehouse shall not exceed five thousand (5,000) square feet.
5. All materials shall be stored within an enclosed building for use by the business concern occupying the office building on the premises.
6. Such warehouse shall have a maximum building height of twenty-five (25) feet.
7. An area one hundred (100) feet wide and fifteen (15) feet deep, (1,500 square feet) on the residential boundary of the property shall be landscaped with evergreen plant materials to constitute a sufficient buffer zone.
8. Lighting in any parking lot and accessory drives shall be positioned in such a

Messrs. Millard B. Poore &
Ronald E. Franklin
Page 2
July 19, 1982

manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission at the time of Plan of Development approval.

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 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
Mr. Marvin A. Rosman