

RESTAURANT

COUNTY OF HENRICO PLANNING OFFICE

pt. 93-B2-7

C-4/C-84

SCALE
0 100' 200'

BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 14, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-41C-84

The Foreign Mission Board of the
Southern Baptist Convention
3806 Monument Avenue
Richmond, Virginia 23230

Messrs. James L. and Lawrence J. Page
7014 West Broad Street
Richmond, Virginia

Gentlemen:

At its meeting on August 8, 1984, the Board of Supervisors accepted your amended proffered conditions and conditionally rezoned portions of Lots 9 and 10, Block D, West Broad Street Village Subdivision from R-4 One Family Residence to B-3 General Business District. The remainder of your property, the easternmost 40 feet lying parallel to Fountain Avenue, was withdrawn from consideration.

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

1. Landscaping and/or other appropriate buffering will be provided and maintained along the boundaries of the Property, as required by the Planning Commission at the time of Plan of Development approval.
2. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential properties and be of such a type as required by the Planning Commission at the time of Plan of Development approval.
3. There shall be no direct vehicular access to or from the Property, to or from Fountain Avenue, unless required by any governmental body, agency or authority having jurisdiction with respect thereto.
4. No signs shall be placed on the Property.
5. The uses of the Property shall be limited to those uses permitted in a B-2 zoning district, and an automobile sales and service facility.
6. The Property shall only be developed in conjunction with the development of the adjoining Lots 18, 19, 20, and 21, Block D, West Broad Street Village, and the orientation of development shall be with frontage toward Broad Street.


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7. Exterior lighting shall be reduced to a security level, during hours when any business conducted on the Property is unoccupied.

The Planning Office 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,


for W. F. LaVecchia, P.E.
County Manager

cc: Clerk, Board of Supervisors
✓ Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg