

R-4 to B-2 C
0.70 ac.

COUNTY OF HENRICO PLANNING OFFICE

PT. 93-B2-7

RESTAURANT

C-126-84

SCALE

300' 100'

BROOKLAND DISTRICT



WILLIAM F. LaVECCHIA, P.E.
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
August 14, 1984

*Zoning
Index*

Re: Conditional Rezoning Case C-42C-84

Foreign Mission Board of The
Southern Baptist Convention
P. O. Box 6767
Richmond, Virginia 23230

Gentlemen:

At its meeting on August 8, 1984, the Board of Supervisors accepted your amended proffered conditions and conditionally rezoned portions of Lots 1, 2, 3, and 4, Block D, West Broad Street Village Subdivision from R-4 One Family Residence to B-2 Community 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 The remainder of your property, the easternmost 40 feet lying parallel to Fountain Avenue, was withdrawn from consideration.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 boundary 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 or Deep Run, unless required by any governmental body, agency or authority having jurisdiction with respect thereto.
4. No signs (except a menu board or purely directional sign) shall be placed on the Property.
5. The Property shall be developed only in conjunction with development of the adjoining Lots 11, 12, 13 and 14, Block D, West Broad Street Village, and the orientation of development shall be with frontage toward Broad Street Road.
6. Exterior lighting shall be reduced to a security level, during hours when any business conducted on the Property is unoccupied.
7. Any sound extension order box for drive-up service shall be of a type with adjustable sound control, so as to minimize any offsite sound impact.
8. Any building constructed on the Property shall have smoke and odor control, to minimize the offsite impact of any restaurant business conducted on the Property.


153 157 100

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9. The hours of operation for both business and deliveries shall not commence before 6:00 a.m. and shall not be later than 11:00 p.m. Monday through Wednesday and 12:00 p.m. Thursday through Sunday.

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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. William A. Henson, President,
DineLite Corp.