

COUNTRY
PEDDLER
B-3

M-1

TURNPIKE

B-2

B-2 To B-3C
1.14 AC.

AVENUE

B-2

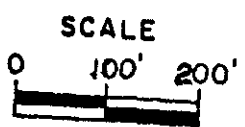
R-6

COUNTY OF HENRICO PLANNING OFFICE

3-A1-19

FAIRFIELD DISTRICT

C-83C-85



AUTO REPAIR

December 16, 1985

Re: Conditional Rezoning Case C-83C-85

Mr. Rueben Thomas Lipscombe
7010 Tulane Ave.
Richmond, Va. 23226

Dear Mr. Lipscombe:

The Board of Supervisors, at its meeting on December 11, accepted your proffered conditions and conditionally rezoned your property from B-2 Community Business to B-3 General Business District (Conditional).

The property conditionally rezoned is described as follows:

Parcel 3-A1-19:

Beginning at a stone on the E. line of Richmond-Henrico Turnpike, which stone is 36.38' north along the east line of Richmond-Henrico Turnpike extended from its intersection with the N. line of Azalea Avenue extended; thence north along the E. line of Richmond-Henrico Turnpike along a curve arcing to the right and having a radius of 2002.49', 194.68' to a rod; thence leaving the E. line of Richmond-Henrico Turnpike S. 49° 50' 30" E., 234.97' to a rod; thence S. 42° 52' 10" W., 200.00' to a rod on the N. line of Azalea Avenue; thence west along the N. line of Azalea Avenue along a curve arcing to the right and having a radius of 1169.06', 144.87' to a rod; thence continuing along the N. line of Azalea Avenue N. 55° 33' 35" W., 41.97' to a stone; thence along a fillet curve connecting the N. line of Azalea Avenue with the E. line of Richmond-Henrico Turnpike, arcing to the right and having a radius of 35.00', 56.33' to the point of beginning, containing 1.14 acres.

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. All conditions herein proffered shall be applicable only when the subject property is utilized for one of the principal uses permitted in the B-3 General Business District classification, and shall not be applicable when the subject property is utilized for one of the principal uses permitted in the B-2 Community Business District classification.
2. The hours of service to the general public shall be from 6 a.m. until 7 p.m. on weekdays and 6 a.m. until 1 p.m. on Saturdays only.
3. Any exterior signs shall be restricted to those requirements within the B-2 Community Business District classification.

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4. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be provided by directional fixtures, which minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half ($\frac{1}{2}$) foot candle at the boundaries of the property adjoining property developed for single family residential purposes.
5. All excess parts, salvage, and scrap parts shall be stored within the building or within a suitably screened and under contract for repair area so as to be hidden from public view. Only vehicles waiting repair shall be stored within the parking area.
6. The property shall be used for auto repair service and transmission repair service only in B-3 General business District classification.

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: RJD:jt
Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
The Southland Corporation