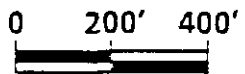


COUNTY OF HENRICO PLANNING OFFICE

98-A1-102 PT. 28  
 BROOKLAND DISTRICT

C-58C-87



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

September 15, 1987

W.F. LaVECCHIA, P.E., AICP  
County Manager

Re: Conditional Rezoning Case C-58C-87

Mr. Donald N. Blake  
Parham Office Equities  
4122 E. Parham Road  
Richmond, Virginia 23228

Dear Mr. Blake:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone from R-3 One Family Residence to B-3C General Business District (Conditional), described as follows:

Parcel 98-A1-102 and Part of Parcel 98-A1-28, Lots 18 and 19, Block 1, Laurel Dell Subdivision:

Beginning at a rod found on the E. line of Salua Drive at its southern extremity; thence fronting along E. line of Salua Drive N.  $28^{\circ} 11'$  E., 134.10' to a rod found; thence along a line between Lots 17 and 18 of Block 1, Laurel Dell Subdivision to a rod; thence S.  $23^{\circ} 22' 25''$  W., 27.8' to a rod; thence S.  $52^{\circ} 37' 15''$  E., 223.57' to a rod on the W. line of Parham Road; thence along the W. line of Parham Road S.  $48^{\circ} 09' 15''$  W., 261.32' to a rod; thence N.  $52^{\circ} 23' 40''$  W., 415.11' to a stone; thence N.  $59^{\circ} 30' 05''$  E., 126.08' to a point on the southern extremity of Salua Drive; thence along said line of Salua Drive S.  $61^{\circ} 49'$  E., 44.41' to the point of beginning, containing 2.32 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. Subject property shall be used only for those uses permitted in B-1 & B-2 and for office warehouses first permitted in B-3 by Section 22-62(s), with the exception of the following prohibited uses: Bank or Savings & Loan Co., Medical offices, restaurants, delicatessen, clubs, lodges & fraternities, automotive service or gas stations or tire sales, hotels, motels or lodges, carpenter, electrical, plumbing, heating, painting contractors, (except office space), furniture or appliance repairing, shopping center, any indoor recreation establishment of any type, funeral chapel, veterinary or small animal clinic, any outdoor retail sales or service, or adult book store. The intent of this Proffer is to restrict the operation of retail sales to the general public. However, it is not the intent to restrict sales and services of a business and professional nature, such as manufacturer's agents and representatives (ie. IBM, Canon Copy Equipment, etc).
2. There shall be a landscaped buffer of at least 10 feet width along rear of property unless alternative is requested by the Planning Commission with the approval of the landscape plan.

Mr. Donald N. Blake  
Parham Office Equities  
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3. The hours of operation that any business on the property may serve the general public shall be limited to the time between 6 a.m. & 10 p.m., unless a provisional use permit for extended hours is granted by the Board of Supervisors.
4. The exterior of the building will be brick with appropriate coordinating material.
5. Exterior lighting shall be reduced to minimum necessary for security purposes after permitted business hours. Business signs shall not be illuminated after hours of operation.

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., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Richmond Resources Ltd.