



COUNTY OF HENRICO PLANNING OFFICE

AUTO. REPAIR SERVICE

C-106C-88



94-A2-36
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 15, 1988

Re: Conditional Rezoning Case C-106C-88

Tuffy Service Centers
P. O. Box 35745
Richmond, Virginia 23235

Gentlemen:

The Board of Supervisors at its meeting on November 9, granted your request to conditionally rezone from B-1 Business to B-3C Business District (Conditional), property described as follows:

Part of Parcel 94-A2-36:

Beginning at a point of intersection of the W. line of Morningside Drive and the S. line of Broad Street Road; thence S. $45^{\circ} 38' 15''$ W., 97.0' +- to a point; thence N. $44^{\circ} 21' 7''$ W., 155.0' +- to a point; thence N. $45^{\circ} 38' 15''$ E., 96.0' +- to a point; thence S. $56^{\circ} 7' 6''$ E., 5' +- to a point; thence S. $44^{\circ} 21' 7''$ E., 150.29' to the point of beginning, containing 0.34 acres.

The Board of Supervisors accepted the attached nine proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg
Earl E. Bird Properties



COUNTY OF HENRICO, VIRGINIA

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C-106C-88

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED & Restated Proffers

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Handwritten Signature]
Signature of Owner or Applicant*

10/13/88
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. Use of Property: The use of the Property shall be limited to those uses permitted in the B-1 neighborhood business district and an automobile service or repair facility, except that a body shop, paint shop, radiator or transmission shop shall not be permitted thereon.

2. Building Restrictions: The building shall not contain more than five (5) repair bays if the retail sale of gasoline is permitted nor more than six (6) repair bays if the retail sale of gasoline is prohibited. VOID - SEE SUBSTITUTE DATED NOVEMBER 8, 1988 (p2of2)

3. Storage: Inoperative and/or wrecked vehicles and salvage materials and parts must be stored within an enclosed building.

4. Repair Work: All service or repair work shall be conducted inside an enclosed building.

5. Access: With respect to Broad Street Road, there shall be a maximum of one (1) vehicular access drive to and from the Property unless otherwise required by any governmental body having jurisdiction with respect thereto.

6. Hours of Operation. Service to the public shall not begin prior to 6:00 a.m. nor extend beyond 10:00 p.m.

7. Signage: Signage shall be restricted to the signage permitted in a B-1 district.

8. Parking Lot Lighting: Parking lot lighting shall be provided by concealed sources of light, except at vehicle access points or as otherwise required at the time of Plan of Development review and shall be reduced to no more than a security level following the close of business operations. Parking lot lighting standards shall not exceed 25 feet in height.

9. Trim: *exterior metal and white block*
The ~~wood or siding~~ portions of the building shall be beige, grey, green or blue or such other color as shall be approved at the time of the Plan of Development review.

PLANNING OFFICE



PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

TUFFY SERVICE CENTERS

By [Signature] November 8, 1988
Signature of Owner or Applicant* Attorney-in-Fact Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

Proffer No. 2 is hereby deleted in its entirety and the following is inserted in its place and stead:

2. Building Restrictions: The building shall not contain more than five (5) repair bays.

PLANNING OFFICE