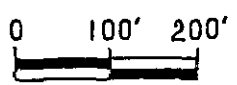


SHOPPING CTR. SIGN
C-56C-89

COUNTY OF HENRICO PLANNING OFFICE

PT. 84 - A2 - 19
 TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

July 18, 1989

Re: Conditional Rezoning Case C-56C-89

Mr. E. Carlton Wilton
Beverly Hills, Inc.
10625 Patterson Ave.
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on July 12, granted your request to conditionally rezone property from R-3 One Family Residence to B-2C Business District (Conditional), property described as follows:

Part of Parcel 84-A2-19, Beverly Hills Subdivision, Well Lot, Block G, Section D

Beginning at a point on the north R/W line of Patterson Avenue 15' west of the W. R/W line of Bridle Lane; thence N. $86^{\circ} 00' 30''$ W., 497.93' to a point; thence N. $3^{\circ} 59' 30''$ E., 92.08' to a point; thence S. $82^{\circ} 15'$ E., 514.04' to a point; thence S. $3^{\circ} 59' 50''$ W., 43.44' to a point; thence along an arc to the right with a radius of 15' and a length of 23.56' to the point and place of beginning, containing .86+- acre.

The Board of Supervisors accepted the following Five (5) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. The following uses shall be prohibited:
 - a. Hotels
 - b. Motels
 - c. Motor Lodges
 - d. Motor Hotels
 - e. Mortuaries
 - f. Public dancing facilities but not studios for instructional purposes.
 - g. Bowling establishment
 - h. Skating establishment
 - i. Billiard establishment
 - j. Sale of Christmas trees between December 1 and December 25.
2. No business will be open to serve the public between the hours of 12 Midnight and 6 a.m.
3.
 - a. One access drive to the Beverly Hills Shopping Center from Patterson Avenue.
 - b. One Beverly Hills Shopping Center identification sign meeting B-1 regulations. Such sign shall be located west of the access drive, but in no event greater than 220 feet from western boundary of this site.
 - c. Parking for the Beverly Hills Shopping Center in the westernmost 50 feet of the site.
 - d. Landscaping, buffering and open space.
4. No permanent buildings of any type for any purpose shall be erected on the property.
5. No access will be allowed from Bridle Lane.

Mr. E. Carlton Wilton
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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,

Robert J. Pahlstedt
for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index