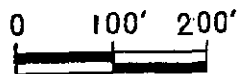


COUNTY OF HENRICO PLANNING OFFICE

DRAPERY & INT. DESIGN SHOP

PT. 98-A1-28
BROOKLAND DISTRICT

C-58C-89



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 27, 1989

Re: Conditional Rezoning Case C-58C-89

Woodman Road Corporation
Hungary Road Corporation
c/o James E. Sheffield, Esquire
James E. Sheffield & Assocs.
14 1/2 West Leigh Street
Richmond, Virginia 23220


Gentlemen:

The Board of Supervisors at its meeting on November 22, granted your request to conditionally rezone from B-1 Business to B-2C Business District (Conditional), part of Parcel 98-A1-28, Reserved Lot, Part of Block 1, Laurel Dell Subdivision.

The Board of Supervisors accepted the attached ten (10) 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



COUNTY OF HENRICO, VIRGINIA

CONDITIONAL REZONING CASE NO.: C-58-C-89

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:

Hungary Road Corporation) By David Meade
Woodman Road Corporation) White, President November 22, 1989

Signature of Owner or Applicant*

Date

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

1. The property shall be used for an interior design and drapery shop as first permitted in a B-2 district and for B-1 uses except the following uses which are prohibited:
 - A. Auto filling and Service Station
 - B. Convenience Store
 - C. Food/Meal take our or delivery service
 - D. Pinball machines, Video games and similar amusement devices
2. Hours of operation and usage shall be as permitted and regulated in B-1 districts.
3. Lighting fixtures shall not be mounted in excess of 20 feet from finished grade.
4. No more than 2500 square feet or floor area shall be permitted in any building erected on the property.
5. The property shall be landscaped to the extent practicable commensurate with required and/or proposed parking lot improvements prior to issuance of a permanent occupancy permit, and will be compatible with that existing in the area.
6. The building located on the property was formally used as a service station. There are now two (2) existing bay type double doors on the building which is now located on the property. The two (2) existing bay type doors are now located near the right hand front of the building and in the center of the building will be removed and the openings closed to accommodate the installation of picture windows. The applicant will install in place of the two (2) existing bay type doors, two (2) picture windows.

ACCEPTED BY THE BOARD OF SUPERVISORS
NOV. 22, 1989

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PLANNING OFFICE



COUNTY OF HENRICO, VIRGINIA

CONDITIONAL REZONING CASE NO.: C-58-C-89

PROFFERS FOR CONDITIONAL REZONING

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7. The front and sides of the building will be replaced with twelve inch (12") pressboard lap siding. The pressboard lap siding will be painted a color which will blend with the existing color of the existing residences and commercial buildings now constructed in the area.

8. The existing cinder block on the rear of the building will be sealed and painted the same color as the color which will be applied to the lap siding on the front and sides of the building.

9. The parking lot serving the property shall be properly repaired and/or replaced as necessary, sealed to give a uniform appearance and restriped where necessary, and shall be landscaped, including but not necessarily limited to, the planting of shrubbery and/or trees along the borders of such parking lot.

10. All work included in Proffer 7 will be completed prior to the application for a Certificate of Occupancy Permit.

DATED:

11/22/89

Robert Peyton
Robert Peyton

ACCEPTED BY THE BOARD OF SUPERVISORS
NOV. 22. 1989

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PLANNING OFFICE