

SERVICE STATION / CONV. STORE

C-8C-90



COUNTY OF HENRICO PLANNING OFFICE

67-A2-13

TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

July 17, 1990

Re: Conditional Rezoning Case C-8C-90

Exxon Corporation
Pembroke II, Suite 236
Virginia Beach, Virginia 23462-2965

*See memo dated
Oct 9, 1988*

Gentlemen:

The Board of Supervisors at its meeting on July 11, granted your request to conditionally rezone from B-1 Business to B-2C Business District (Conditional), property described as follows:

Parcel 67-A2-13:

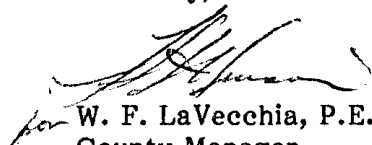
Beginning at a rod on the E. line of Lauderdale Drive which is 30.00' north along the east line extended of Lauderdale Drive from its intersection with the N. line extended of Patterson Avenue; thence along the E. line of Lauderdale Drive on a curve arcing to the left having a radius of 352.02', 177.41' to a rod; thence leaving the E. line of Lauderdale Drive and running S. 86° 07' 00" E., 200.00' to a rod; thence running S. 8° 27' 40" E., 204.73' to a rod on the N. line of Patterson Avenue; thence along the N. line of Patterson Avenue N. 86° 07' 00" W., 170.00' to a rod; thence on a curve arcing to the right and connecting the N. line of Patterson Avenue to the E. line of Lauderdale Drive having a radius of 30.00', 47.12' to the point of beginning, containing .88 acre.

The Board of Supervisors accepted the following proffered condition which further regulates the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

The principal uses permitted shall be those principal uses permitted in the B-1 zoning classification, but the hours permitted shall be those hours permitted in the B-2 zoning 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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Robert N. Johnson, Esquire

COUNTY OF HENRICO,
VIRGINIA

MEMORANDUM

TO: Proffer File

FROM: John Merrithew, AICP, Principal Planner

SUBJECT: C-8C-90

DATE: October 9, 1998

This property, at the corner of Lauderdale Road and Patterson Avenue, was rezoned subject to a proffer that only B-1 uses be permitted and that the hours of operation be regulated by B-2 standards. The owner, Mr. Abbott, is operating a gas station with repair bays on the site and has been for some time. Such a use is permitted by Provisional Use Permit. There is no record of a PUP being granted for the site.

The owner requested that he be allowed to remove the gas pumps and operate solely as a repair facility. To do so would require B-3 zoning.

In consultation with Susan Blackburn, I advised the owner that we would consider the current operation as a conforming use provided he continued to sell gas. A rezoning to B-3 would be necessary if he wished to remove the pumps. We advised against seeking a rezoning because of the nature of the development pattern in the area.

We also reminded the owner that only "light" repairs are permitted. He explained that he has a repair facility on W. Broad Street that is better equipped for heavier repairs and he now sends such work to that facility.

cc. Principal Planner, Zoning Administration
Assistant Director of Planning

COUNTY OF HENRICO,
VIRGINIA

MEMORANDUM

TO: Proffer File

FROM: John Merrithew, AICP, Principal Planner

SUBJECT: C-8C-90

DATE: October 9, 1998

This property, at the corner of Lauderdale Road and Patterson Avenue, was rezoned subject to a proffer that only B-1 uses be permitted and that the hours of operation be regulated by B-2 standards. The owner, Mr. Abbott, is operating a gas station with repair bays on the site and has been for some time. Such a use is permitted by Provisional Use Permit. There is no record of a PUP being granted for the site.

The owner requested that he be allowed to remove the gas pumps and operate solely as a repair facility. To do so would require B-3 zoning.

In consultation with Susan Blackburn, I advised the owner that we would consider the current operation as a conforming use provided he continued to sell gas. A rezoning to B-3 would be necessary if he wished to remove the pumps. We advised against seeking a rezoning because of the nature of the development pattern in the area.

We also reminded the owner that only "light" repairs are permitted. He explained that he has a repair facility on W. Broad Street that is better equipped for heavier repairs and he now sends such work to that facility.

cc. Principal Planner, Zoning Administration
Assistant Director of Planning