

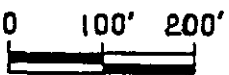
COUNTY OF HENRICO PLANNING OFFICE

AUTO SERVICE STATION

80-A1-15

C-17C-91

TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

May 14, 1991

Re: Conditional Rezoning Case C-17C-91

Mr. Joseph A. Price, Sr.  
9612 Patterson Avenue  
Richmond, Virginia 23229

Dear Mr. Price:

The Board of Supervisors at its meeting on May 8, granted your request to conditionally rezone from B-1 Business to B-2C Business District (Conditional), property described as follows:

Parcel 80-A1-15:

Beginning at a point on the N. line of Patterson Avenue, approximately 112' west of its intersection with the centerline of Cabin Creek, thence along the arc of a curve to the north having a radius of 25.00', 39.27' to a point; thence N. 8° 12' 44" E., 8.70' to a point; thence along the arc of a curve having a radius of 379.62', 178.09' to a point; thence S. 47° 3' 44" E., 255' +- to the centerline of Cabin Creek; thence in a southwesterly direction along the centerline of Cabin Creek; 138' +- to a point; thence N. 81° 48' 00" W., 112' +- to the point and place of beginning, containing .706 acre.

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):

1. Permitted Uses. Following such time as the improvements on the Property are modified pursuant to a building permit or an amendment to the Plan of Development for improvements on the Property, uses permitted on the Property shall be limited to automotive filling and service stations as permitted and regulated in the B-2 business district, and any use permitted in the B-1 business district.
2. Signage Limitation. Signage permitted on the Property shall be limited to one hundred five (105) square feet of business signage,
3. Floor Area Limitation. Any convenience store operated in conjunction with an automotive filling and service station on the Property shall not exceed nine hundred (900) square feet of floor area.

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4. Use Restriction. No towing service shall be permitted in conjunction with the operation of an automotive filing and service station on the Property.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Conditional Zoning Index.

Sincerely,

*for*   
W. F. LaVecchia, P.E., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore, Esquire