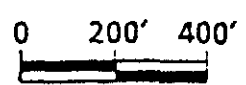


COUNTY OF HENRICO PLANNING OFFICE

SERVICE STATION
C-6C-91

PT. 105 - A2 - 6
 FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 16, 1991

Re: Conditional Rezoning Case C-6C-91

Mrs. Agnes A. Cassanos
9403 Bramall Road
Richmond, Virginia 23229

Dear Mrs. Cassanos:

The Board of Supervisors at its meeting on April 10, granted your request to conditionally rezone from B-1 Business to B-2C Business District (Conditional), property described as follows:

Part of 105-A2-6, Chamberlayne Farms, Section 5, Block B, part of reserved lot.

Parcel I:

Beginning at a pipe in the southern line of Wilkinson Road distant 190.91' west of the point of intersection of the southern line of Wilkinson Road, if extended, with the western line of Upham Drive, if extended; thence along the southern line of Wilkinson Road S. 85° 56' 31" E., 170.91' to a pipe in the southern line of Wilkinson Road; thence along a curve to the right with a radius of 19.59', 31.17' to a pipe in the western line of Upham Drive; thence along the western line of Upham Drive S. 5° 14' 20" W., 172.96' to a pipe in the western line of Upham Drive, said point being in the center line of a 20' easement; thence along the center of said 20' easement N. 82° 06' 39" W., 191.07' to a pipe; thence N. 5° 14' 20" E., 180.20' to a pipe in the southern line of Wilkinson Road, the point and place of beginning.

Parcel II:

Beginning at a point in the southern line of Wilkinson Road 190.91' west of the point of intersection of the southern line of Wilkinson Road, if extended, with the western line of Upham Drive, if extended; thence S. 5° 14' 20" W., 180.20' to a pipe in the center line of a 20' easement; thence along the center line of the 20' easement N. 82° 06' 39" W., 8.93' to a pipe; thence N. 5° 14' 20" E., 180.20' to a pipe in the southern line of Wilkinson Road; thence along the southern line of Wilkinson Road S. 82° 06' 39" E., to the place and point of beginning.

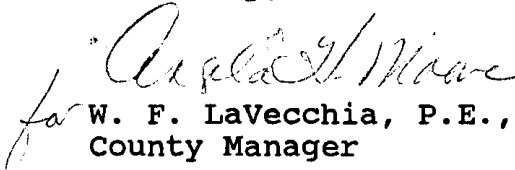
Mrs. Agnes A. Cassanos
April 16, 1991

The following proffered conditions accepted by the Board of Supervisors further regulate the use of your property in addition to applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. The hours of operation shall be limited to between 6:00 a.m. and 10:00 p.m.
2. Any new freestanding lighting shall be directed away from the residential properties adjoining the rear (southern) property line.
3. A landscaped or natural buffer area of 30 feet in width shall be maintained along the rear (southern) property line.
4. That the only uses permitted on the property will be those permitted in B-1 zones and the use of the property as an automotive filling and service station with an attendant sales office and/or convenience food store with fuel pumps.
5. No increase in the area (square footage) or height of the existing freestanding ID and price sign shall be permitted. Total sign area shall not exceed 100 square feet for the property as a whole.

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,


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

cc: Clerk, Board of Supervisors
Conditional Zoning Index
Mr. Arthur P. Cassanos, Esquire