

COUNTY OF HENRICO PLANNING OFFICE

Pt. 17 - B2-27

VARINA DISTRICT

JAS

AUTO REPAIR SHOP

C-17C-92





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 1992

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-17C-92

Mr. and Mrs. Hildred I. Thompson
7561 Laurel Hill Lane
Richmond, Virginia 23231

Dear Mr. and Mrs. Thompson:

The Board of Supervisors at its meeting on May 13, granted your request to conditionally rezone property from B-1 Business to B-3C Business District (Conditional), Part of Parcel 17-B2-27, Part of reserved lot, Block A, Marion Hill Subdivision, described as follows:

Beginning at the intersection of the southern boundary of Greenview Drive with the western boundary of New Osborne Turnpike (State Route #146); thence in a southwesterly direction along the western boundary of said New Osborne Turnpike; 677.96' to a point where the description of this property begins; thence continuing in a southerly direction along the western boundary of New Osborne Turnpike (State Route 146), 237.29' to a point; thence around an arc with a radius of 15'; 39.99' to a point at the end of said arc on Osborne Road (State Route #5); thence in a northwesterly direction along the east boundary of said Osborne Road (State Route #5), 271.66' to a point; thence S. 89° 38' 30" E., 189.34' to the point of beginning on New Osborne Turnpike (State Route #146), containing 0.53 +- 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):

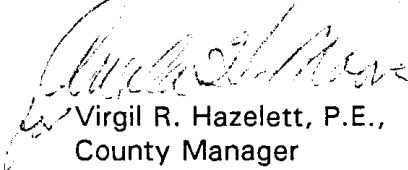
1. No towing service or body shop will be permitted as an operation of any business on this property.
2. No major transmission repair will be permitted.
3. No outside sales or displays of merchandise will be permitted.
4. Hours of operation shall be limited to 7 a.m. to 7 p.m. six days a week - Monday through Saturday.
5. Use of the property shall be limited to three service bays as a repair shop, convenience store, sale of gasoline and other uses permitted in and regulated under B-1 Business District.
6. The signage requirements shall be limited to those standards for B-1.
7. Dumpsters, salvage and/or scrap materials shall be screened from public view at ground level at the property lines.
8. The following will be done:

Painting exterior of building by December, 1992.
Paving and removal of islands by July, 1994.
Removal of existing light fixtures.

Mr. and Mrs. Hildred I. Thompson
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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,


Virgil R. Hazelett, P.E.,
County Manager

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