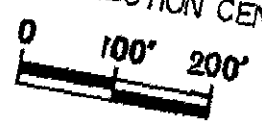


TELEMARKETING OFFICE / DISTRIBUTION CENTER
C-31C-92

106-A1-18,31
FAIRFIELD DISTRICT



HENRICO COUNTY PLANNING DEPARTMENT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 15, 1992

Re: Conditional Rezoning Case C-31C-92

Brookhill Azalea Associates
Limited Partnership
c/o Mr. David Bregman
5454 Wisconsin Avenue
Chevy Chase, MD 20815

Gentlemen:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone property from B-2 Business District to B-3C Business District (Conditional), Parcels 106-A1-18 and 31, described as follows:

Beginning at a point on the western line of Chamberlayne Avenue, which point is 496.91' from the intersection of the N. line of Azalea Avenue extended with the western line of Chamberlayne Avenue from said point S. 80° 24' 40" W., 236.63' to a point; thence N. 08° 08' 10" W., 292.95' to a point; thence N. 81° 00' 00" E., 288.70' to a point; thence along the western line of Chamberlayne Avenue, along the arc of a curve having a radius of 1,960.00', 296.21' to the point and place of beginning, containing 1.733 acres.

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. Signage. Signage on the Property shall be restricted as provided for in a B-2 Business District in the Henrico County Zoning Ordinance.
2. Use Restrictions. The following uses shall not be permitted on the Property:
 - (a) adult bookstores;
 - (b) billiard or pool parlors;
 - (c) establishments operated primarily as amusement of video game parlors;
 - (d) mortuaries;
 - (e) flea markets;
 - (f) boat and boat trailer sales, service and storage;

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Limited Partnership
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- (g) mobile home sales, display and storage, or sales, rental, display and storage of travel trailers, motor homes, travel vans and campers and truck camper tops;
- (h) rifle or pistol range within a fully enclosed, air-conditioned and sound proof building.
- (i) sales or service of guns and firearms; or
- (j) car sales, shell houses and yard houses.

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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire