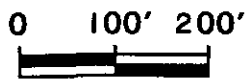


PT. OF 93-B2-7

BROOKLAND DISTRICT

EXPANSION , AUTO DEALERSHIP

C-26C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 14, 1994

Re: Conditional Rezoning Case C-26C-94

J & L Associates
c/o Mr. Lawrence J. Page
7014 West Broad Street
Richmond, Va. 23294

Gentlemen:

The Board of Supervisors at its meeting on June 8, 1994 granted a portion of your rezoning request. The Board conditionally rezoned 0.36 acre from R-4 One Family Residence District to B-3C Business District (Conditional), part of Parcel 93-B2-7, West Broad Street Village, Block E, Lot 7 and part of Lots 8 and 9. The remainder of the case being Lots 5 and 6, Block D, West Broad Street Village being 0.24 acre was denied.

The portion of the request that was granted is described as follows:

Parcel 2 - Lot 7 and part of Lots 8 and 9, Block E, West Broad Street Village

Beginning at a point of intersection of the W. line of Harrison Avenue and the N. line of Winston Street; thence S. 59° 34' 48" W., 90.28' to a point; thence N. 11° 21' 30" W., 70.38' to a point; thence N. 26° 32' 30" W., 20.00' to a point; thence S. 66° 39' 48" W., 83.79' to a point; thence N. 23° 20' 12" W., 40' to a point; thence N. 66° 39' 48" E., 160' to a point on the W. line of Harrison Avenue; thence S. 23° 20' 12" E., 117.73' to the point and place of beginning, containing .36 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. Use Limitations. The use of the Property shall be limited to inventory storage and employee parking, in conjunction with the adjoining automobile dealership.
2. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light so as to minimize the impact of such lighting on any adjacent residential neighborhood. Parking lot lighting shall be reduced to no more than a security level following the close of business on the Property. Parking lot lighting standards shall not exceed twenty-five (25) feet in height.
3. Access Limitation. There shall be no direct vehicular access between the Property, and Fountain Avenue, Winston Street, or Harrison Avenue, unless required by any governmental body having jurisdiction with respect thereto.

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J & L Associates
June 14, 1994

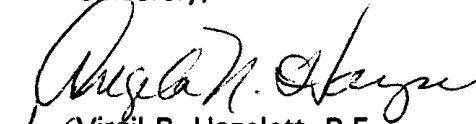
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4. Signage Limitation. No advertising signs shall be placed on the Property.

5. Outdoor Speakers. No outdoor speakers shall be permitted on the Property.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire