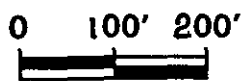


PT. OF 105-B1-15

FAIRFIELD DISTRICT

OFFICE

C-4C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 16, 1994

Re: **Conditional Rezoning Case C-4C-94**

Mr. David Hulburt & Ms. Sherry Finneran
1304 Avondale Avenue
Richmond, Virginia 23227

Dear Mr. Hulburt and Ms. Finneran:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), Part of Parcel 105-B1-15, Brook Hill Heights, Lot 2, Block A.


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. The property shall only be used as a family counseling center.
2. The hours of operation shall be limited to 8 a.m. to 9 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturday. The office will be closed to the public on Sundays.
3. Parking lot lighting fixtures shall not exceed (18) feet in height. Parking lot lighting shall be from fixtures utilizing concealed sources of light (i.e., "shoe box" type) in order to direct light downward and shall be reduced to no more than a security level following the close of business operations on the property.
4. The applicant shall use its best efforts to coordinate with the owners of adjacent properties in establishing access and parking should the adjacent properties be rezoned. This issue shall be addressed at P.O.D.
5. Signage shall be ground mounted, no larger than 20 square feet in size and no larger than 10 feet in height.
6. Mature trees to the extent possible will not be cleared on the site.

Mr. David Hulburt &
Sherry Finneran
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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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Rodney M. Poole
Ms. Hazel K. Inge