

**PT. OF 84-A1-57  
TUCKAHOE DISTRICT**

**SHOPPING CENTER ADDITION**

**C-59C-94**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 18, 1994

Re: Conditional Rezoning Case C-59C-94

QRS Limited Partnership  
c/o Bacas Richmond Corporation  
A General Partner of QRS Ltd. Part.  
Richard A. Bacas, President  
2413 N. Edgewood St.  
Arlington, VA. 22207-4926

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to amend proffered conditions on Conditional Rezoning Case C-63C-89, being Part of Parcel 84-A1-57, Quioccasin Gardens, Lot 2.

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


1. The parcel shall only be used for (1) a cleaning or dyeing, linen service or laundry including a dyeing and cleaning works employing no more than five (5) persons in the dyeing and cleaning process and/or (2) restaurants of any kind, delicatessens and ice cream parlors with outside dining areas and/or (3) such other uses as permitted in a B-1 district.
2. Signage shall not be greater than that as allowed and regulated in a B-2 district. Applicant agrees to make signage a part of the landscaping plan.
3. Hours of service to the public shall be restricted to between 6:00 a.m. and 12:00 a.m. (midnight) daily, seven days per week.
4. All buildings erected on the parcel including accessory buildings shall be constructed of a standard size brick similar to the adjacent shopping center. The exterior of such building shall be the same and uniform on all sides of all buildings. The color of the brick shall be complementary to the adjacent shopping center.
5. Lighting shall be of a low intensity nature (similar to the lighting in the adjacent shopping center) and shielded (such as "shoe box" type fixtures) to minimize any off premises lighting or glare to adjacent residential areas with lighting to be reduced to minimal levels as necessary for security during closure hours. Lighting fixtures shall not exceed twenty (20) feet in height from ground level.

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6. Trash shall be kept and stored within the premises or in enclosed dempster dumpster type containers which containers shall be screened and located as approved by the County of Henrico at the time of Plan of Development review. If an exterior trash container is placed on the property, it shall be located in the southwestern corner of the property.
7. There shall be no ingress or egress by Starling Drive. The existing curb cut on Starling shall be closed and all ingress and egress shall be through the adjoining shopping center development located on the property's western and northern boundaries and as approved by the County of Henrico.
8. Any rooftop mechanical systems which are visible from ground level at property line shall be screened from view in such manner as required by the Planning Commission at the time of Plan of Development review.
9. If any portion of the property is occupied by a restaurant which uses a grill for cooking, no such use shall be permitted unless an adequate restaurant ventilating and exhaust system is installed for said restaurant to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for such use for review and approval. If, in the reasonable opinion of the County, the type of system provided is not effective, the Planning Office and/or the Building Inspection Office, depending upon where the application has been properly filed, retains the right to review and direct the type of system to be used.
10. No alcoholic beverages may be served in any outside dining areas.
11. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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 condition 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  
Mr. John C. Moore