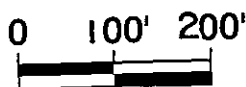


AMEND PROFFERED CONDITIONS

100-A-25  
TUCKAHOE DISTRICT

**C-56C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

September 18, 1996

Re: **Conditional Rezoning Case C-56C-96**

**Mr. B. Hancel Bonds, President  
The Lube Center, Inc.  
3504 Walker's Ferry Rd.  
Midlothian, Va. 23112**

**Dear Mr. Bonds:**

The Board of Supervisors at its meeting on September 11, 1996, granted your request to amend proffered conditions on Conditional Rezoning Case C-37C-93, being Parcel 100-A-25.

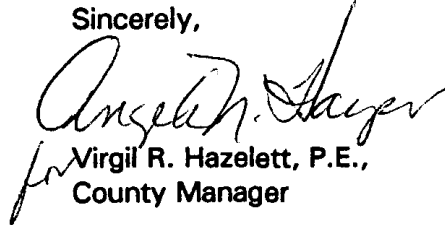
The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. The use of the property shall be limited to:
  - a. An automobile oil change and lubrication operation or other similar minor automobile servicing functions.
  - b. Restaurant as defined in the B-2 zoning district to include drive-thru.
  - c. All other uses first permitted in the B-1 District.
2. For the automobile oil change and lubrication business, the hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday. The automobile oil change and lubrication business will remain closed to the public on Sundays.
3. Any changes to the exterior appearance of the building shall be substantially similar to the architectural style shown on Exhibit A (see case file) as prepared by Balzer and Associates, Inc. dated July 28, 1993.
4. The detached sign area shall not exceed 100 square feet. The aggregate total sign area shall not exceed 200 square feet.

Mr. B. Hancel Bonds  
September 18, 1996  
C-56C-96  
Page 2

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,

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

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