

237-A-106NA

REAL ESTATE OFFICE

VARINA DISTRICT

C-57C-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-57C-96

Mr. and Mrs. Donald L. Seelman
2390 New Market Road
Richmond, Virginia 23231

Dear Mr. and Mrs. Seelman:

The Board of Supervisors at its meeting on September 11, 1996, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), Parcel 237-A-106, described as follows:

All that certain parcel situated on the E. line of Strath Road beginning at a point 478.54' +/- north of Route 5 or New Market Road; thence N. 64° 33' W., 10.30' to a point on the E. line of Strath Road 40' wide; thence N. 0° 16' 30" W., along the E. line of Strath Road; 166.84' to a point; thence S. 78° 30' E., 462.87' to a point; thence S. 11° 38' W., 269.70' to a point; thence N. 64° 33' W., 431.51' to a point the place of beginning all as shown on plat dated July 15, 1980, containing 2.194 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. The existing dwelling and accessory building shall remain residential in character and any future additions or new structures shall be designed to be compatible with the existing dwelling and shall also be residential in character.
2. The property shall not be used as a child care center, medical office or studio for an artist, designer, writer, photographer, sculptor, or musician.
3. The exterior lighting shall be automatically turned off by 10:00 p.m.
4. The hours of operation shall be:

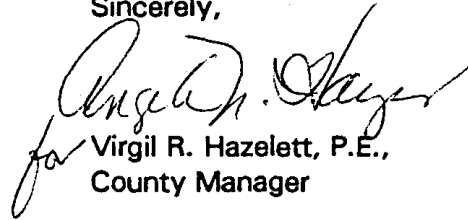
Monday-Friday	8:00 a.m. - 10:00 p.m.
Saturday	8:00 a.m. - 9:00 p.m.
Sunday	10:00 a.m. - 8:00 p.m.
5. Signage shall be limited to one freestanding sign which shall be ground-mounted and shall not be illuminated.

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6. All parking areas shall be to the side or rear of the existing dwelling and best efforts shall be made to preserve the existing large trees in those area.

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
Ms. Laraine Isaac