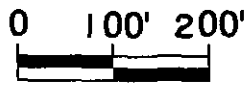


R-4 to B-3C
0.285 Ac.

CAR DEALERSHIP PARKING

81-11-D-5 & 6
BROOKLAND DISTRICT

C-78C-96 ®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-78C-96

J & L Associates
7014 W. Broad St.
Richmond, Va. 23294

Gentlemen:

The Board of Supervisors at its meeting on December 11, 1996, granted your request to conditionally rezone property from R-4 One Family Residence District to B-3C Business District (Conditional), Parcel 81-11-D-5, & 6, described as follows:

Lots 5 and 6, Block D, West Broad Street Village


Beginning at a point on the W. line of Fountain Avenue, approximately 160' S. of its intersection with the S. line of Deep Run Road; thence S. 23° 20' 12" E., 80' to a point; thence S. 66° 39' 48" W., 155.00' to a point; thence N. 23° 20' 12" W., 80' to a point; thence N. 66° 39' 48" E., 155.00' to the point and place of beginning, containing 0.285 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 24, Code of Henrico (Zoning Ordinance):

1. Use Limitations. The use of the Property shall be limited to parking and inventory storage, 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, unless required by any governmental body having jurisdiction with respect thereto.
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