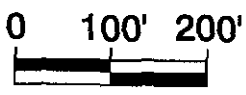


82-11-D-22,23,24,25 PT. 82-A-41

CONVENIENCE STORE,
GAS STATION & CAR WASH

BROOKLAND DISTRICT

C-81C-96



HENRICO COUNTY PLANNING OFFICE



COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.
County Manager

November 20, 1996

Re: Conditional Rezoning Case C-81C-96

Messrs. Jerry Levey &
Bernard J. Levey
Staples Mill South Associates
8513 Staples Mill Rd.
Richmond, Va. 23228

Gentlemen:

The Board of Supervisors at its meeting on November 13, 1996, granted your request to conditionally rezone property from R-6C General Residence District (Conditional) and O-2C Office District (Conditional) to B-2C Business District (Conditional), part of Parcel 82-A-41 and Parcels 82-11-D-22, 23, 24 and 25 of the Grove Park Subdivision, described as follows:

Beginning at a point on the E. line of Staples Mill Road intersected with the N. line of Aspen Avenue; thence along the eastern right of way of Staples Mill Road, the following five calls; N. 14° 14' 48" W., 79.00' to a point; thence N. 75° 45' 12" E., 9.00' to a point; thence N. 14° 14' 48" W., 13.29' to a point; thence S. 67° 37' 00" W., 9.09' to a point; thence N. 14° 14' 48" W., 131.35' to a point; thence along the southern line of Thomas W. & James R. Hamilton; N. 69° 47' 00" E., 291.97' to a point; thence along the western line of Staples Mill South Associates and School Avenue (unimproved), S. 14° 07' 00" E., 237.70' to a point; thence along the northern line of Aspen Avenue the following 4 calls; S. 67° 37' 00" W., 224.29' to a point; thence N. 22° 22' 12" W., 5.22' to a point; thence S. 67° 27' 41" W., 44.99' to a point; thence N. 65° 35' 27" W., 28.89' to the said "Point of Beginning," together with and subject to covenants, easements, and restrictions of record, said property containing 1.60 acres more or less.

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):

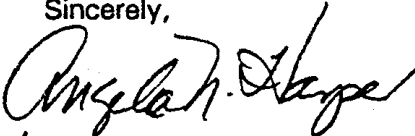
1. Development on this site will be limited to one (1) 4,000 S.F. building and a Car Wash structure. Neither building will be closer than 200' to Staples Mill Road.
2. A 50-foot landscaped buffer will be provided along Staples Mill Road and a 25-foot wide landscaped buffer will be provided on each side of the lot.
3. There shall be no more than one (1) entrance on Staples Mill Road and one (1) entrance on Aspen Avenue.
4. Dumpster to be enclosed in privacy fence.
5. Rear property line to have 8-foot tall wood privacy fence.

Messrs. Jerry Levey &
Bernard J. Levey
Staples Mill South Associates
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6. This proffer was not accepted by the Board of Supervisors.

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