



FURNITURE WAREHOUSE WITH SMALL REPAIR
SHOP AND USED FURNITURE SALES

142-A-10

VARINA DISTRICT

C-44C-98

0 200' 400'

HENRICO COUNTY PLANNING OFFICE

July 14, 1998

Re: Conditional Rezoning Case C-44C-98

Mr. John S. Massad
HAJ LLC
7910 W. Broad St.
Richmond, VA. 23294

Dear Mr. Massad:

The Board of Supervisors at its meeting on July 8, 1998, granted your request to conditionally rezone property from B-1 and B-3 Business Districts to M-1C Light Industrial District (Conditional), Parcel 142-A-10, described as follows:

Beginning at a point on the southern line of Nine Mile Road distant thereon 671.11' in an easterly direction from the point of intersection of the southern line of Nine Mile Road, extended with the eastern line of Newbridge Road, extended; thence S. 68° 16' 30" E., 77.08' to a point; thence in an easterly direction along the southern line of Nine Mile Road in a curve to the left with a radius of 1178.03', an arc distance of 1943.74' to a point; thence leaving the southern line of Nine Mile Road and S. 21° 43' 30" W., 265.00' to a point; thence S. 68° 16' 30" E., 235.00' to a point; thence N. 21° 43' 30" E., 222.03' to a point; thence S. 52° 56' 20" E., 170.00' to a point; thence S. 37° 11' 40" W., 506.31' to a point; thence N. 68° 16' 50" W., 533.06' to a point; thence N. 21° 43' 30" E., 50.00' to a point; thence S. 68° 16' 30" E., 17' to a point; thence N. 21° 43' 30" E., 130.00' to a point; thence N. 68° 30" W., 17.00' to a point; thence N. 21° 43' 30" E., 380.00' to the point of beginning; reference being made to map of survey made by Lewis & Owens, Inc., dated January 28, 1985, attached to and made a part of the below mentioned deed, and to which map reference is hereby made for a more particular description of the property described herein.

Together with the rights created pursuant to Reservation contained in Deed Book 1329, Page 220 wherein the parties thereto agreed to provide access from rear property line of the above described parcel by means of curb cut along said rear property line. Together with the perpetual and non-exclusive easement for passage of pedestrian and vehicular traffic and other benefits granted pursuant to the Easement Exchange Agreement recorded in Deed Book 1952, Page 665.

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):

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1. Uses on the site are limited to furniture sales, warehousing and repair and other uses permitted in and as regulated by the B-1 zoning district. Furniture repair uses will be limited to a maximum of 5,600 square feet of the existing building.
2. Fleet parking limited to east side of building within the existing parking area, to be secured by chain link fence subject to Fire Marshall's approval.
3. No additional freestanding or detached signs will be placed along Nine Mile Road.
4. There will be no outside storage.
5. Hours of operation will be from 7:00 a.m. to 9:00 p.m.
6. Landscaping will be done along Nine Mile Road within existing dirt area. No concrete or asphalt shall be removed for landscaping purposes.

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

JRM
JRM:jt

cc: Director, Real Estate Assessment
Conditional Zoning Index
KR Richmond, Inc.