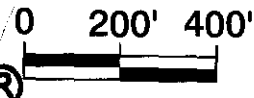


0.2 to M-7C
1.05 Acres

0.2 to 0.2C
0.03 Ac.

OFFICE / WAREHOUSE

C-68C-00



94-A-6
BROOKLAND DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-68C-00

Virginia Lab Supply
2100 Maywill St.
Richmond, VA 23230

Gentlemen:

The Board of Supervisors at its meeting on December 12, 2000, granted your request to conditionally rezone property from O-2 Office District to M-1C Light Industrial District (Conditional), Parcels 94-A-6, described as follows:

Parcel A;

Beginning at a point along the southern line of Dumbarton Road along a curve to the right, having a radius of 57.30' and a length of 70.51' to a point; thence S. 24° 30' 00" E., 1.84' to a point; thence along a curve to the left, having a radius of 71.62', and a length of 75' to a point; thence S. 84° 30' 00" E., 20.15' to a point; thence leaving the southern line of Dumbarton Road along a curve to the right having a radius of 20', and a length of 14.16' to a point; thence S. 05° 30' 00" W., 249.34'; thence S. 84° 30' E., 7.00' to a point on the western line of Byrdhill Road; thence along the western line of Byrdhill Road S. 05° 30' 00" W., 50.50' to a point; thence leaving the western line of Byrdhill Road, S. 89° 23' 20" W., 122.89' to a point; thence N. 00° 36' 40" W., 385.00' to a point; said point being the point of beginning, containing 1.05 acres..

Parcel B:

Beginning at a point along the western line of Byrdhill Road; thence S. 05° 30' 00" W., 234.14' to a point; thence leaving the western line of Byrdhill Road; N. 84° 30' 00" W., 7.00' to a point; thence N. 05° 30' 00" E., 249.34' to a point on the western line of Byrdhill Road; thence along the western line of Byrdhill Road along a curve to the right, having a radius of 20.00' and a length of 17.26' to a point, said point being the point of beginning, containing 0.03 acre.

The Board of Supervisors accepted the following proffered conditions, dated December 12, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use.

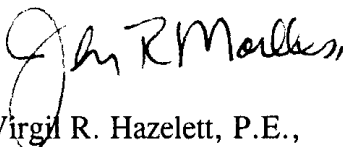
- (a) The portion of the property located in the M-1 district may only be used for the following permitted uses:

- i. Offices and office buildings, business, professional or administrative,
 - ii. Single office-warehouse, provided the warehouse area does not exceed 13,500 square feet in area. All materials must be stored within an enclosed building.
- (b) The portion of the Property located in the 0-2 district may only be used for a landscaped area and access to serve the M-1 portion of the property.
2. Building Size. No building on the Property shall exceed 17,500 square feet in total floor area.
3. Building Exterior. The exposed portion of any exterior wall surface. (front, rear and sides) of any building constructed on the Property (excluding roof top screening material for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick.
4. Building Height. No building on the Property shall exceed one story in height.
5. Parking Lot Lighting. Other than existing lighting fixtures, (a) parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard and shall be produced from concealed sources of light, (b) parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary lines of the property, and (c) parking lot lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the Property.
6. HVAC Screening. All heating and air conditioning equipment shall be hidden from public view at its current ground level position.
7. Public Address System. No outside public address, paging or speaker system shall be permitted on the Property.
8. Truck Deliveries. There shall be no truck deliveries to the Property before 8:00 a.m. or after 5:00 p.m. Monday through Saturday. There shall be no truck deliveries to the Property on Sundays. Delivery trucks shall not be allowed to park on the site, unless actively involved in the loading or unloading of material.
9. Storage. There shall be no exterior storage permitted on the Property.

10. Trash Receptacles. Trash receptacles shall be screened from public roads at ground level. Trash pickup, parking lot cleaning and leaf blowing may only occur between 7:00 a.m. and 7:00 p.m. Monday through Friday.
11. Landscaping. Prior to the issuance of any final certificate of occupancy for the building, the owner of the Property will (a) provide for landscaping and the other improvements on the Property substantially similar to the plan entitled "C-68C-00-VA Lab Supply, Proposed Landscape Plan," (the "Landscape Plan"), and (b) enter into a landscaping and maintenance agreement with the County of Henrico, Virginia, to the extent required by the County, to allow for the planting and continuing landscaping and the other improvements on and around the Property pursuant to the Landscape Plan.
12. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

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
BNB Ltd.
Mr. Andrew M. Condlin, Esquire