

Bed and Breakfast  
with Outdoor Events

**ZONING**

Bed & Breakfast  
with Outdoor Events

Ref. 817-720-2092

**P-6-05**

**Fairfield District**

0 400 Feet



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

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COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 16, 2005

Mr. Martin & Mrs. Paula Ramirez  
4300 Oakleys Lane  
Richmond, VA 23233

Re: Provisional Use Permit P-6-05

Dear Mr. and Mrs. Ramirez:

The Board of Supervisors at its meeting on August 9, 2005, granted your request for a Provisional Use Permit in order to operate a bed and breakfast with outdoor events, on part of Parcel 817-720-2092, subject to the following conditions:

1. The property shall only be used for:
  - a. a one family dwelling of the resident manager(s) of the business located on the premises;
  - b. a bed and breakfast facility including:
    - i. Three cottages accommodating a maximum of six (6) guests per cottage, and
    - ii. Two sections of the "east wing" of the principal dwelling accommodating a maximum of four (4) guests per section.
  - c. gatherings for weddings, wedding receptions, anniversaries, birthdays, and meetings and receptions for neighborhood groups, private individuals, or non-profit groups.
    - i. The Property shall be utilized for uses permitted in Condition 1(c) no more than 25 times per calendar year.

The Property shall not be used for any events or meetings involving business or corporate entities or other for-profit groups.

2. With the exception of meals for the owners, their guests and guests of the bed and breakfast facility, there shall be no cooking of meals on site. The Property shall only be used as a food staging area for gatherings permitted in Condition 1(c).
3. The hours of operation for uses permitted in Condition 1(c) shall be limited to the hours between 8:00 a.m. and 11:00 p.m.
4. The maximum number of employees for the business located in the premises shall not exceed six (6) employees at any one time.

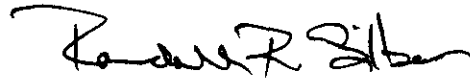
5. No more than two meals may be served daily to bed and breakfast guests.
6. Parking on the property shall be located in the areas designated for such on the conceptual Plan marked Attachment A. There shall be no parking on or along Oakleys Lane. The property owners will ensure the appropriate care and maintenance of the parking area and take corrective action if dirt or mud are tracked onto public roads.
7. Except as required by building and health codes, there shall be no substantial exterior structural changes to the buildings on the Property.
8. The location of tents on the property shall be limited to the "Tent" area in the rear yard and the "Wedding Area (Lawn)" as shown on the Conceptual Plan (Attachment A).
9. The bed and breakfast, tents, and food preparation must comply with all County and State regulations and coordinated with appropriate County and State agencies.
10. There shall be no more than one (1) detached sign installed on the property. The sign shall be no more than twelve (12) square feet in size and no more than six (6) feet in height. The sign shall only be lit by ground mounted floodlights. In addition to the above, directional and building identification signs may be permitted as regulated in Section 24-104 of the County Code.
11. The use of amplified music, speakers, or paging systems outdoors shall be in coordination with uses permitted in Condition 1(c) and shall only be permitted in accordance with the following:
  - a. Speakers shall be located only in the "Tent", "Wedding Area (Lawn)", and "Brick Gazebo & Trellis" areas as shown on the Conceptual Plan (Attachment A);
  - b. Speakers shall be positioned to aim sound away from Oakleys Lane;
  - c. Amplified music or speakers shall only be permitted:
    - i. Friday between 5:00 p.m. and 10:00 p.m.
    - ii. Saturday between 12:00 p.m. and 10:00 p.m.
    - iii. Sunday between 12:00 p.m. and 8:00 p.m.
  - d. The property owner shall limit the amplification of sound to the minimum level necessary to accommodate guests and shall minimize or prevent sound from being heard beyond the property boundaries.
    - i. Speakers shall be located a minimum of 50' from the property lines.
12. All vehicular access by guests to or from the property shall be limited to the one point of access shown on the Conceptual Plan (Attachment A).
13. The property owner shall submit a landscaping plan for Planning Department approval prior to opening the bed and breakfast.

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14. Any serving of alcoholic beverages on the premises shall comply with all regulations of the Virginia Alcoholic Beverage Commission.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



for Virgil R. Hazelett, P.E.  
County Manager

pc: Director, Real Estate Assessment  
Provisional Use Permit Index