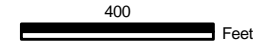


**P-6-06**  
**Zoning**

Bed and Breakfast

Varina District





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

November 20, 2007

Ms. Ann Leonard Harris  
6799 Osborne Turnpike  
Richmond, VA 23231

Re: Provisional Use Permit P-6-06

Dear Ms. Harris:

The Board of Supervisors at its meeting on November 13, 2007, approved your request for a Provisional Use Permit under Sections 24-12.1(b) and 24-122.1 of Chapter 24 of the County Code in order to operate a bed and breakfast inn on Parcel 802-699-4985, located at the terminus of Equestrian Way in The Paddocks subdivision, and subject to the following conditions:

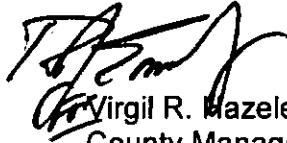
1. The property shall only be used for:
  - a. a one family dwelling of the resident manager(s) of the business located on the premises;
  - b. a bed and breakfast facility including:
    - i. One guest suite (two bedroom/one bath) in the principal dwelling accommodating a maximum of four (4) guests;
    - ii. One guest suite (one bedroom/one bath) in the principal dwelling accommodating a maximum of two (2) guests; and
    - iii. One detached cottage accommodating a maximum of four (4) guests.
2. The property shall not be leased or rented or otherwise offered for compensation for weddings, wedding receptions, anniversaries, birthdays, meetings or receptions or similar activities for private individuals, neighborhood groups, non-profit groups, or business or corporate entities or other for-profit groups.
3. 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.
4. Any outdoor activities associated with the bed and breakfast use shall be limited to the hours between 8:00 a.m. and 10:00 p.m.
5. The maximum number of employees for operating the bed and breakfast business located on the premises shall not exceed two (2) employees at any one time.

6. No more than two meals shall be served daily to bed and breakfast guests.
7. Parking on the property shall be located on the gravel driveway designated on the Master Plan (see case file). The property owner shall take appropriate action to ensure the appropriate care and maintenance of the parking area and corrective action shall be taken if dirt or mud is tracked onto public roads.
8. Parking areas and outdoor walkways shall be sufficient to provide safe passage for guests.
9. Except as required by building and health codes, there shall be no substantial exterior structural changes to the buildings on the Property.
10. The bed and breakfast operation and food preparation shall comply with all County and State regulations and coordinated with appropriate County and State agencies.
11. 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.
12. There shall be no paging system or amplified music in operation outside the home.
13. All vehicular access to or from the subject property for guests shall be limited to the one point of access shown on the Master Plan (Attachment A) (see case file).
14. The property owner shall submit a landscaping plan for Planning Department approval prior to opening the bed and breakfast.
15. Any serving of alcoholic beverages on the premises shall comply with all regulations of the Virginia Alcoholic Beverage Commission.
16. The Director of Planning shall review the operation of the bed and breakfast annually to ensure compliance with the conditions imposed with this Provisional Use Permit. If the Director finds, based upon his review, that the permit holder has failed to comply with any of the conditions or that the operation of the bed and breakfast is having a deleterious effect on the surrounding area, then the Director shall initiate a show cause hearing on revocation of the permit pursuant to the provisions of Section 24-122.1(b) of the County Code.

Ms. Ann Leonard Harris  
November 20, 2007  
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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,

A handwritten signature in black ink, appearing to read "Virgil R. Mazelett".

Virgil R. Mazelett, P.E.  
County Manager

pc: Director, Real Estate Assessment  
Provisional Use Permit Index

SURRENDER POINT -  
A BED & BREAKFAST INN  
AT THE PADDOLKS

ANN L HARRIS, OWNER (INNKEEPER)  
6799 OSBORNE TURNPIKE  
RICHMOND, VA 23231

