

PUP2019-00004

Zoning

Bed & Breakfast / Outdoor Activities

Brookland District

400

Feet

PS February 2019

Ref: 771-767-9566



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

May 21, 2019

Ms. Janice V. Clifton
2900 Mountain Road
Henrico, VA 23060

Re: Provisional Use Permit PUP2019-00004

Dear Ms. Clifton:

The Board of Supervisors at its meeting on May 14, 2019, approved your request for a Provisional Use Permit under Sections 24-12.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to amend conditions related to the operation of a bed and breakfast and events on Parcels 771-767-7742 and Part of 771-767-9566 located at the northeast intersection of Old Washington Highway and Mountain Road, subject to the following conditions:

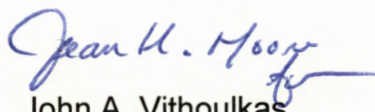
1. The property shall be used only for:
 - a. a one-family dwelling of the resident manager of the business located on the premises;
 - b. a bed and breakfast facility (including not more than eight (8) guest rooms); and
 - c. gatherings for weddings, wedding receptions, anniversaries, birthdays, and meetings and receptions for civic groups, neighborhood groups, private individuals and groups.
 - i. For events that exceed 50 attendees, the Property shall be utilized for uses permitted in Condition #1(c) no more than 60 times per calendar year.
2. With the exception of meals for the owners, their guests and guests of the bed and breakfast facility, food preparation shall be limited to cooking of meals for events located on the subject property in accordance with State and Local regulations regarding food service. Off-premise distribution of food prepared on-site shall be prohibited.
3. The hours of event operation for the uses described in Condition #1 (c) shall be limited to 8:00 a.m. and 11:00 p.m.

4. The maximum number of employees for the business located on the premises shall not exceed twenty (20) employees at any one time. On-site employees shall not exceed six (6) except during events identified in Condition #1 (c).
5. No more than two (2) 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 (see case file). The Property Owners 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.
7. Except as required by building and health codes, there shall be no substantial exterior structure changes to the building on the Property other than those identified on Conceptual Plan marked Attachment A (see case file). Those structural changes permitted shall be limited to the following:
 - a. an addition to the rear of the principal dwelling not to exceed 2,160 square feet to provide only for additional bedrooms, support and storage spaces, and a commercial kitchen, for the bed and breakfast facility;
 - b. a covered breezeway connecting the sunroom or Florida room to the principal dwelling which breezeway shall be at least 10 feet from eave line to eave line and made of material similar to the principal dwelling; and
 - c. An addition to "the cottage" or building at the rear of the property not to exceed 270 square feet and may include the addition of a commercial kitchen.
 - d. The exterior facade of the front of the principal building shall not be changed. Additions to the principal structure must only attach to the rear of the structure.
8. The total area of tents for any gathering on the property (as described in Condition #1 (c)) shall not exceed 2,400 square feet. The location of tents shall be in the rear yard as shown on the Conceptual Plan marked Attachment A (see case file).
9. The constructed space, tents, and food preparation service shall comply with all County and State regulations and coordinated with the appropriate County and State agencies.
10. There shall be no more than one (1) sign installed on the Property near Mountain road as shown on the Conceptual Plan (see case file). The sign shall be no more than twelve (12) square feet in size and no more than seven (7) feet in height. The sign shall be lighted by ground-mounted floodlights.

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 contain full volume controls.
 - b. Amplified music or speakers shall only be permitted:
 - i. Monday through Friday between 5:00 p.m. and 11:00 p.m.
 - ii. Saturday between 12:00 p.m. and 11:00 p.m.
 - iii. Sunday between 12:00 p.m. and 11:00 p.m.
 - c. 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 to or from the subject Property shall be limited to one point of access to Mountain Road and one to Old Washington Highway.
13. Any serving of alcoholic beverages on the premises shall comply with all regulations of the Virginia Beverage Control Board.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,


John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment
Police, Special Services

CLIFTON / THE VIRGINIA CLIFFE INN

OLD WASHINGTON HIGHWAY
(VARIABLE WIDTH R/W)
D.B. 744 PG. 141
D.B. 714 PG. 102

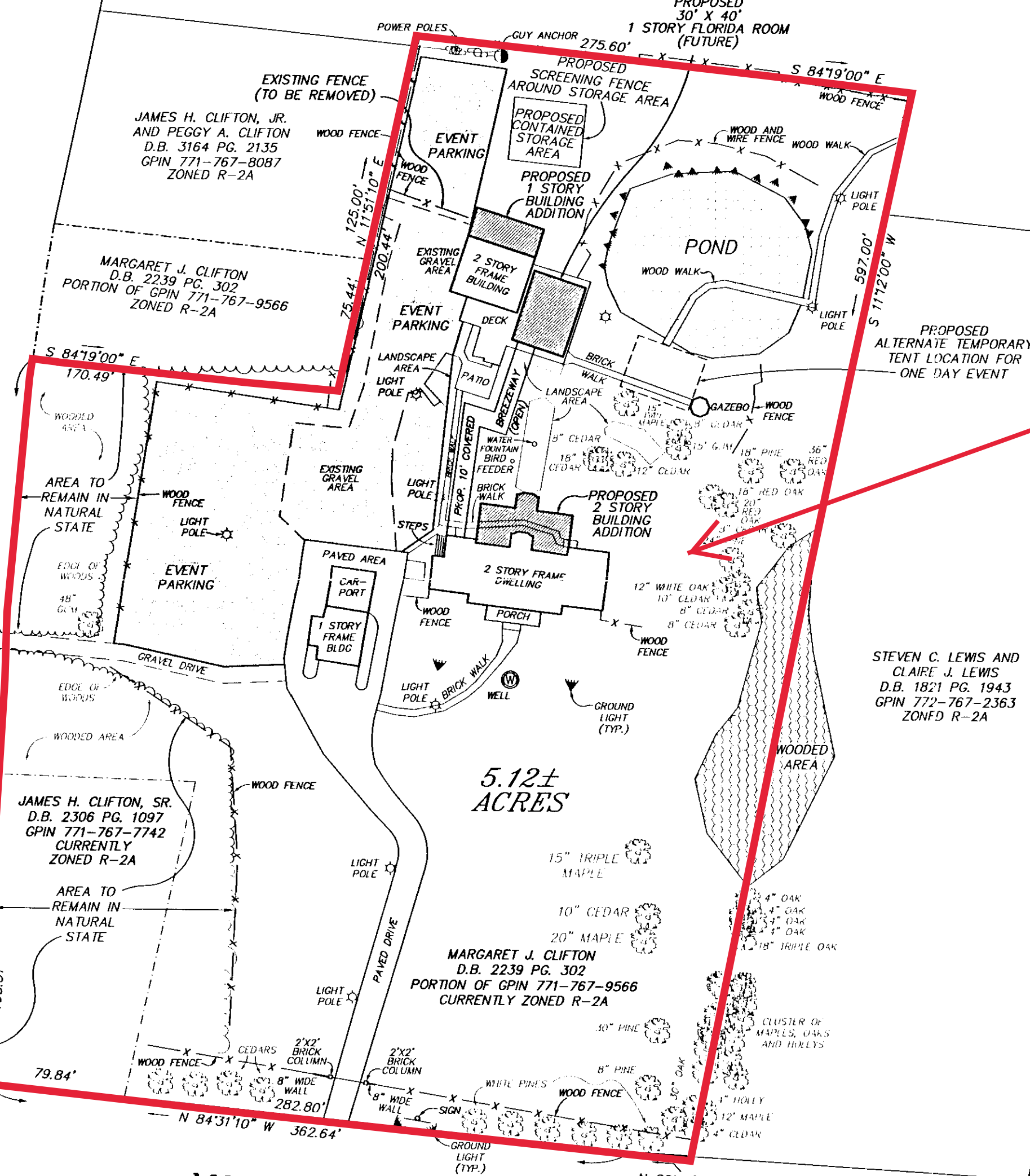
COUNTY OF HENRICO, VIRGINIA
D.B. 1787 PG. 616
D.B. 2635 PG. 1084
GPIN 772-768-1512
ZONED R-2A

PRIMARY
TEMPORARY 30' X 40'
(1200 SQ. FT.)
TENT LOCATION FOR
PRESENT USE
PROPOSED
30' X 40'
1 STORY FLORIDA ROOM
(FUTURE)

JAMES H. CLIFTON, JR.
AND PEGGY A. CLIFTON
D.B. 3164 PG. 2135
GPIN 771-767-8087
ZONED R-2A

MARGARET J. CLIFTON
D.B. 2239 PG. 302
PORTION OF GPIN 771-767-9566
ZONED R-2A

R=1872.88'
L=229.43'
Tan=114.86'
Δ=7°01'08"
C.B. N 03°46'08" E
CHORD 229.29'



SUBJECT PROPERTY

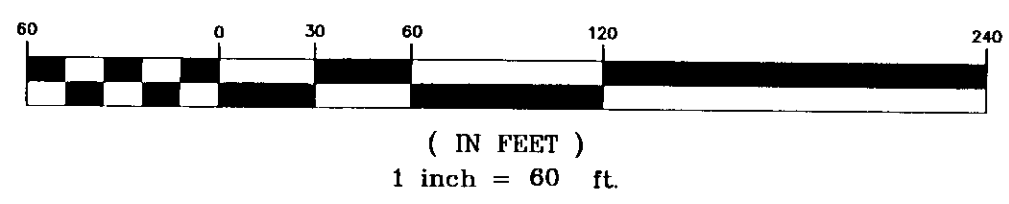
LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF MOUNTAIN ROAD AND THE EAST LINE OF OLD WASHINGTON HIGHWAY; THENCE LEAVING SAID INTERSECTION ALONG THE EAST LINE OF OLD WASHINGTON HIGHWAY THE FOLLOWING TWO COURSES: N 3°04'30" E, 168.51' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1872.88', A LENGTH OF 229.43', A CHORD BEARING N 3°46'08" E, AND A CHORD DISTANCE OF 229.29' TO A POINT; THENCE LEAVING THE EAST LINE OF OLD WASHINGTON HIGHWAY S 84°19'00" E, 170.49' TO A POINT; THENCE N 11°51'10" E, 200.44' TO A POINT; THENCE S 84°19'00" E, 275.60' TO A POINT; THENCE S 11°12'00" W, 597.00' TO A POINT ON THE NORTH LINE OF MOUNTAIN ROAD; THENCE ALONG THE NORTH LINE OF MOUNTAIN ROAD THE FOLLOWING TWO COURSES: N 86°33'00" W, 32.29' TO A POINT; THENCE N 84°31'10" W, 362.64' TO THE POINT OF BEGINNING. CONTAINING 5.12± ACRES OF LAND. THIS LEGAL DESCRIPTION WAS COMPILED FROM RECORDS AND SHOULD NOT BE USED FOR THE TRANSFER OF PROPERTY.

NOTES

- OWNERS AND REFERENCES:
GPIN 771-767-9566 MARGARET J. CLIFTON D.B. 2239 PG. 302
GPIN 771-767-7742 JAMES H. CLIFTON, SR. D.B. 2306 PG. 1097
- THIS SURVEY WAS COMPILED FROM RECORDS. NO FIELD WORK WAS DONE IN CONJUNCTION WITH THIS PLAT. THIS PLAT SHOULD NOT BE USED FOR THE TRANSFER OF PROPERTY.
- THIS PLAT WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES ON THE PROPERTY MAY NOT BE SHOWN.
- THIS PROPERTY IS LOCATED IN ZONE 'C' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 510077 0050 B, EFFECTIVE DATE FEBRUARY 4, 1981.

GRAPHIC SCALE



COMPILED PLAT SHOWING 5.12±
ACRES OF LAND LYING NORTHEAST
OF THE INTERSECTION OF MOUNTAIN
ROAD AND OLD WASHINGTON HIGHWAY

BROOKLAND DISTRICT * HENRICO COUNTY, VIRGINIA

JANUARY 31, 2002

SCALE 1" = 60'

REVISED JUNE 10, 2002 - ADDED PROPOSED HOUSE ADDITION
REVISED JUNE 17, 2002 - ADDED PROPOSED FLORIDA ROOM ADDITION IN THE REAR YARD
REVISED AUGUST 22, 2002



DRAWN BY: HTS CHECKED BY: HTS

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