

MULTI-FAM.

**C-23C-84**

COUNTY OF HENRICO PLANNING OFFICE



86-A1-30 & pt. of 28  
THREE CHOPT DISTRICT  
J.A.S.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

April 17, 1984

Re: Conditional Rezoning Case C-23C-84

*Dimension Development Company, Inc.*  
c/o Mr. Robert G. Wachter  
1910 Pacific Ave., Suite 1700  
Dallas, Texas 75201

Gentlemen:

The Board of Supervisors, at its meeting on April 11, accepted your proffered conditions and conditionally rezoned your property from A-1 Agricultural and B-3 General Business to R-6 General Residence District.

Parcels 86-A1-30 and Part of Parcel 86-A1-28:

The property conditionally rezoned is described as follows:

Beginning at a point on the S. line of U.S. Route 250, approximately 880' east of its intersection with the center line of Pemberton Road; thence S.  $63^{\circ} 52' 07''$  E., 519.88' along the S. line of U.S. Route 250 to a rod; thence S.  $26^{\circ} 23' 10''$  W., 905.53' to a rod; thence S.  $60^{\circ} 46' 20''$  W., 199.70' to a rod; thence S.  $15^{\circ} 04' 20''$  W., 130.40' to a pipe; thence S.  $52^{\circ} 31' 50''$  W., 224.00' to a pipe; thence S.  $71^{\circ} 23' 20''$  W., 161.10' to a rod; thence S.  $26^{\circ} 19' 00''$  W., 499.90' to a pipe; thence N.  $49^{\circ} 12' 40''$  W., 226.15' to a rod; thence N.  $26^{\circ} 20' 20''$  E., 1,954.53' to the point of beginning containing 18.5 +- acres.

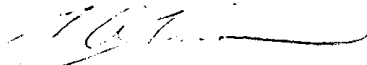
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The portion of the property located south of Mayland Drive shall remain as open space, except as needed for construction of utilities and storm drainage improvements.
2. No less than 50% of exposed exterior surfaces of the front, side and rear walls of principal buildings (specifically excluding doors and windows) shall be constructed of brick. The percentage computation shall be made in the aggregate, rather than on a building by building basis.
3. No building shall be constructed within 100 feet of the right-of-way of U.S. Route 250.

*Dimension Development Company, Inc.*  
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*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,*



*Frank A. Faison,*  
*County Manager*

*cc: Clerk, Board of Supervisors*  
*Supervisor, Real Estate Assessment*  
*✓ Conditional Zoning Index*  
*Mr. Jay M. Weinberg*  
*Garden Park Associates*