



MULTI-FAM. RES.

COUNTY OF HENRICO PLANNING OFFICE  
PT. 86-BI-28

C-54C-84

SCALE 0 200' 400'  
THREE CHOPT DISTRICT



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

August 10, 1984

WILLIAM F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-54C-84

Dimension Development Company, Inc.  
1910 Pacific Avenue, Suite 1700  
Dallas, Texas 75201

Gentlemen:

This is a correction of our letter to you dated August 6, 1984.

The Board of Supervisors at its meeting on July 25, 1984 accepted your amended proffered conditions and conditionally rezoned your property from B-3 General Business and A-1 Agricultural to R-5 and R-6 General Residence Districts. The remaining B-2 portion of your request was deferred to the October 10, 1984 meeting of the Board of Supervisors at 2:00 p.m.

The property conditionally rezoned is described as follows:

Part of Parcel 86-A1-28, Lot 2, Broad Acres Subdivision:

Parcel B A-1 to R-6

Beginning at a rod on the S. line of Broad Street Road, said rod being 880'+- east of the center line of Pemberton Road; thence S. 26° 20' 20" W., 300.00' to a rod set, said rod being the place and point of beginning; thence S. 26° 20' 20" W., 1257.29' to a rod set; thence along a curve to the left having a radius of 1909.86', 417.44' to a rod set; thence N. 26° 20' 20" E., 1139.41' to a rod set; thence S. 63° 52' 07" E., 400.01' to the point of beginning, containing 10.932 acres.

Parcel C A-1 to R-5

Beginning at a rod on the S. line of Broad Street Road, said rod being 880'+- east of the center line of Pemberton Road; thence S. 26° 20' 20" W., 1557.29' to a rod set, said rod being the place and point of beginning; thence S. 26° 20' 20" W., 407.67' to a rod set; thence N. 51° 47' 55" W., 408.73' to a rod set; thence N. 26° 20' 20" E., 440.09' to a rod set; thence along a curve to the right having a radius of 1909.86'; 417.44' to a rod set, said rod being the point of beginning, containing 3.965 acres.

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

1. No less than 50% of the exposed exterior surfaces of the front, side and rear walls of principal residential structures built on that portion of the Property north of Mayland Drive, shall be constructed of brick. The percentage computation shall be in the aggregate, rather than on a building by building basis.
2. The density of development of that portion of the Property south of Mayland

Dimension Development Company, Inc.  
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Drive shall not exceed six (6) units per acre.

3. There shall be no direct vehicular or pedestrian access to or from the Property, to or from Andover Hills Subdivision.
4. No pool, tennis court, basketball court, playground or facilities for team or organized sports or clubhouse shall be constructed or operated on the portion of the Property located south of Mayland Drive.
5. A chain link fence six (6) feet in height overplanted with ivy or other vegetation shall be installed along the southern boundary of the Property and for approximately 200 feet along the western boundary of the Property commencing at the southwestern corner of the Property. The foregoing shall be installed concurrent with the start of construction on the Property located south of Mayland Drive.

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 W. F. LaVecchia, P.E.  
County Manager

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cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
/ Conditional Zoning Index  
Mr. Jay M. Weinberg  
Mrs. Delma M. Baugh

October 16, 1984

Re: Conditional Rezoning Case C-54C-84

Dimension Development Company, Inc.  
1910 Pacific Avenue, Suite 1700  
Dallas, Texas 75201

Gentlemen:

The Board of Supervisors at its meeting on October 10, 1984 accepted your proffered conditions and conditionally rezoned your property from B-3 General Business and A-1 Agricultural to B-2 Community Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-A1-28, Lot 2, Broad Acres Subdivision:

B-3 and A-1 to B-2

Beginning at a rod on the S. line of Broad Street Road, said rod being 480+-' east of the center line of Pemberton Road; thence along said south line of Broad Street Road S. 63° 52' 07" E., 400.01' to a rod found; thence S. 26° 20' 20" W., 300.00' to a rod set; thence N. 63° 52' 07" W., 400.01' to a rod set; thence N. 26° 20' 20" E., 300.00' to the point of beginning, containing 2.755 acres.

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

1. No mobile sign shall be placed on the Property.
2. Exterior lighting within that portion of the Property rezoned to a B-2C classification shall be positioned in such a manner as to minimize its impact on adjacent residential properties, and be of such a type as required by the Planning Commission at the time of Plan of Development review.
3. Landscaping and/or other appropriate buffering will be provided and maintained around the perimeter of the Property rezoned to a B-2C classification, as required by the Planning Commission at the time of Plan of Development review.
4. That portion of the Property rezoned to a B-2C category shall only be used for B-1 uses and shall not be used for an automobile service station, nor for indoor recreation purposes.
5. There shall be no direct vehicular access to or from the portion of the Property rezoned to a B-2C category to or from Broad Street Road. Access to the B-2C portion of the Property shall be from access drives designed also to serve residential development to the south and east of the B-2C portion of the Property.

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6. No building shall be constructed within sixty (60) feet of the western boundary of that portion of the property rezoned to a B-2C classification.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,



W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assesment  
Mr. Jay M. Weinberg  
Mrs. Delma M. Baugh  
Conditional Zoning Index