

APP. BLDG.

COUNTY OF HENRICO PLANNING OFFICE
 pt. 84-A1-30
 TUCKAHOE DISTRICT

C-42C-86



IAC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1986

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

Re: Conditional Rezoning Case C-42C-86

Messrs. Phillip H. Hickerson and
Daniel E. Wilson
1403 Pemberton Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on June 11, granted your request to conditionally rezone property from R-3 One Family Residence to O-2C Office District (Conditional), Part of Parcel 84-A1-30, Lots 9, and 10, Block L. Section 2, Ridgecrest Subdivision.

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. The property shall not be used for any of the following uses:
 - a. Child Care Center
 - b. Funeral Home or Undertaking Establishment
 - c. Bank or Savings and Loan Institution, Drive-In or otherwise.
2.
 - a. The Property shall be developed substantially in accordance with the Schematic Site Plan shown on the first sheet of a set of plans consisting of two (2) sheets, entitled "Proposed Offices at 8804 Patterson Ave.", prepared by Dayton & Thompson, Architects and dated February 11, 1986 (the "Plans"), a copy of which is submitted herewith, unless otherwise required or approved by the Planning Commission at the time of Plan of Development review or by any other governmental body. (See case file for above cited plans).
 - b. The building to be constructed on the Property shall be substantially similar in architectural treatment and materials to the building shown on the second sheet of the Plans, unless otherwise required or approved by the Planning Commission at the time of Plan of Development review or by any other governmental body. (See case file for above cited plans).
3. The northern and eastern exterior walls of the building constructed on the Property shall not be illuminated by floodlighting.
4. Parking lot lighting shall be provided by lighting standards substantially of the same height and style as the parking lot lighting standards in the parking lot at the rear of the Henrico County Courthouse Complex, and the lighting fixtures on such standards shall be directional, if practicable, to minimize the impact of such lighting off-site, unless otherwise required or approved by the Planning

Messrs. Phillip H. Hickerson and
Daniel E. Wilson
Page 2
June 18, 1986

Commission at the time of Plan of Development review or by any other governmental body. Parking lot lighting will be turned off or reduced to no more than a security level, following the closing of businesses conducted on the Property.

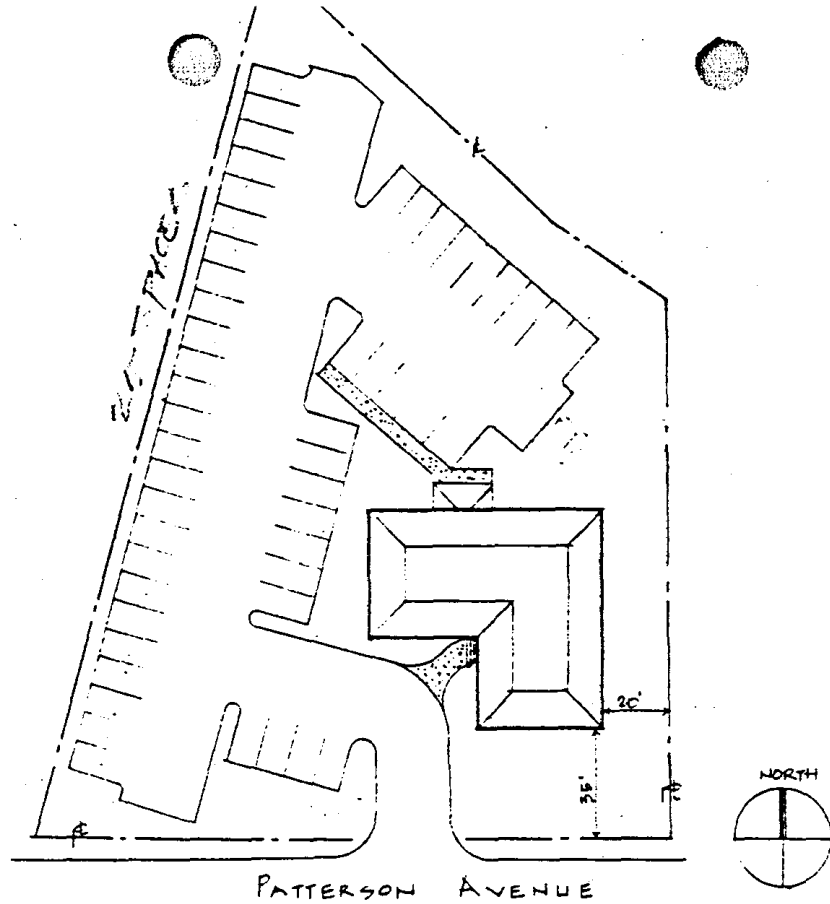
5. A chain or other barrier or signage shall be installed in such a manner as to prevent use of parking spaces lying north of a line marked Line "A", as shown on a copy of the Schematic Site Plan attached hereto, (see case file) after 9:00 p.m. daily, unless otherwise required or approved by the Planning Commission at the time of Plan of Development review or by any other governmental body.
6. An opaque fence, a minimum of five (5) feet in height, shall be installed along the northern boundary of the Property, and along the rear yard portion of the eastern boundary of the Property.
7. Regular business hours shall not commence before 7:00 a.m. or extend beyond 10:00 p.m. daily.

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,

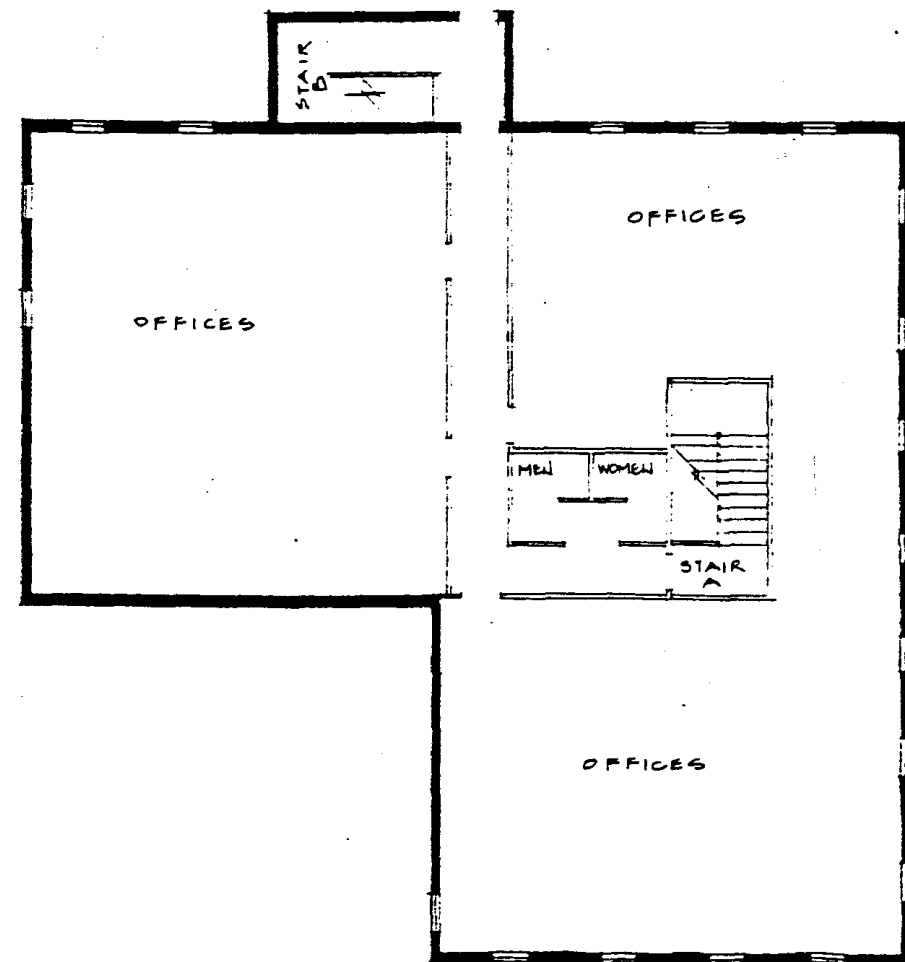
W. F. LaVecchia
W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index ✓
Mr. Jay M. Weinberg
Mr. Oran V. Jarrell



PATTERSON AVENUE

SCHEMATIC SITE PLAN



BASEMENT/UPPER FLOOR PLAN

40,000 sq ft per floor
 v 4 floors
 160,000 sq ft
 v 4/1000 = 60 parking spaces

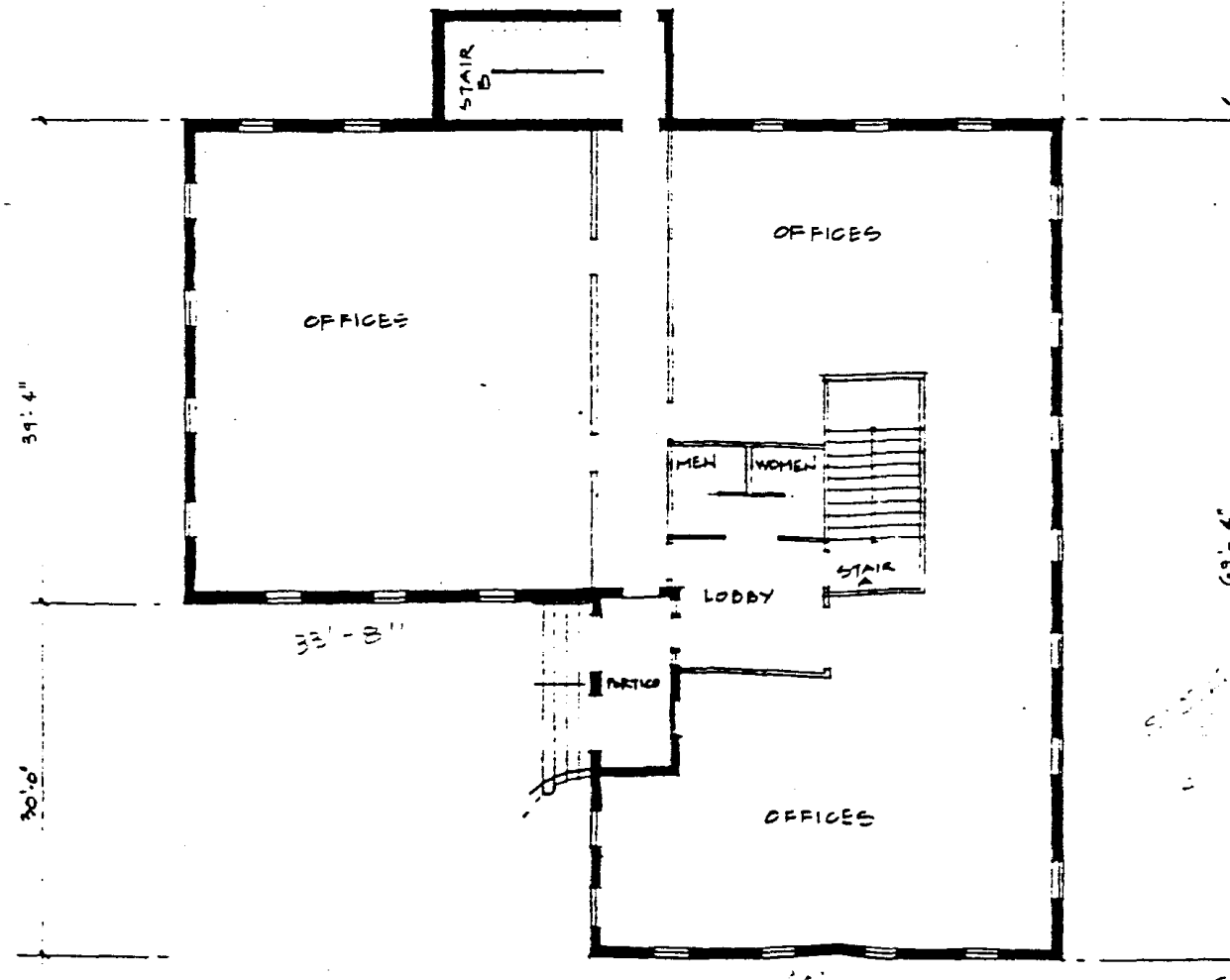
500 parking spaces
 12,500 sq ft per 1000 max

RECEIVED

MAY 13 1986

PLANNING OFFICE
 COUNTY OF HENRICO

73'-0"



GROUND FLOOR PLAN

MLX-86

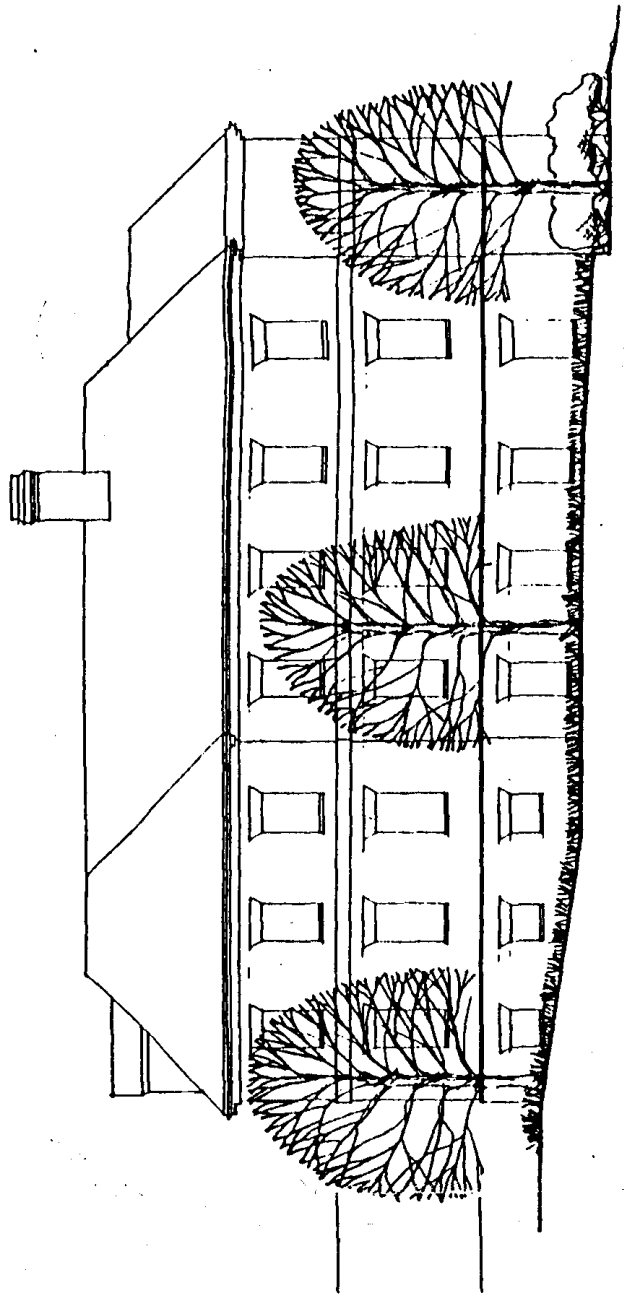
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 Rich

PROPOSED OFFICES AT
 8804 PATTERSON AVE.

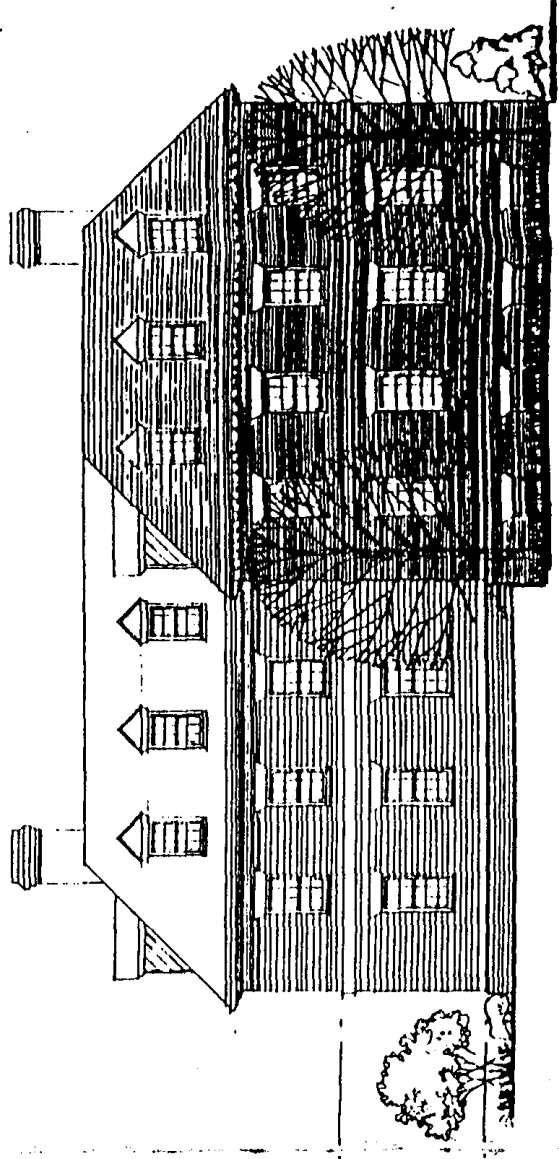
PLANS

11 FEB

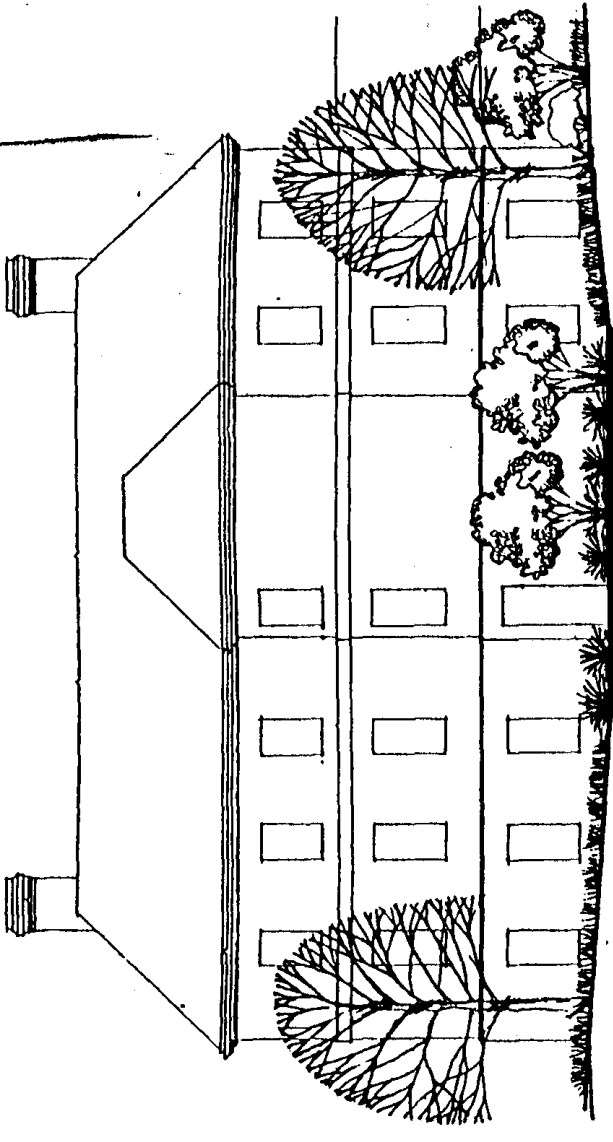
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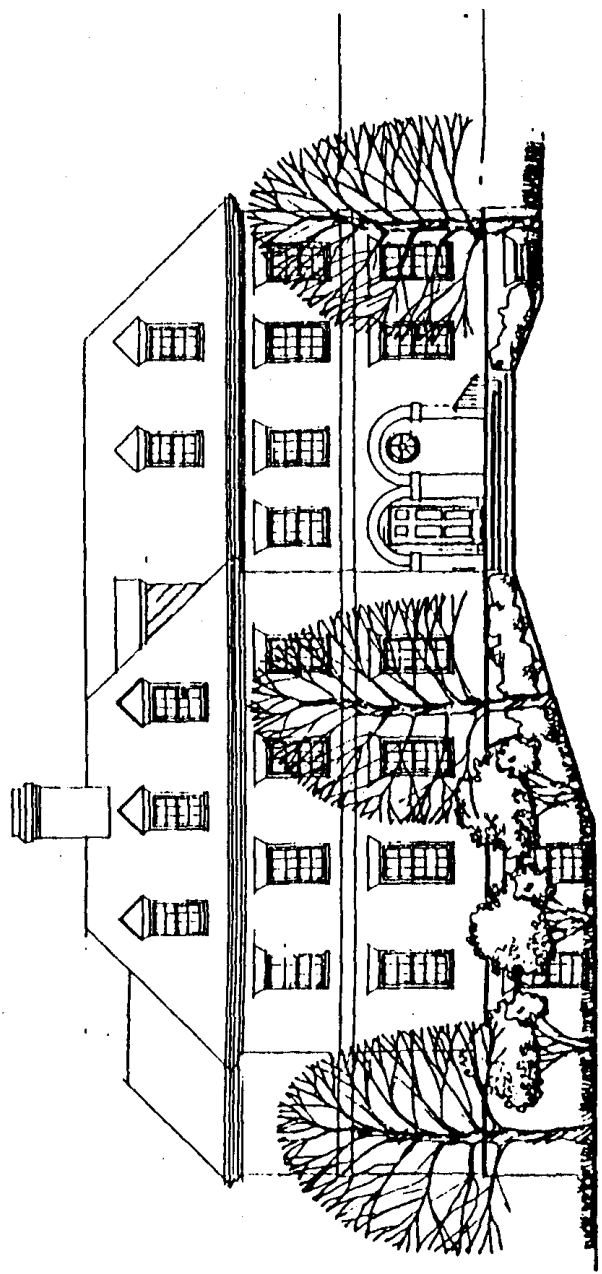
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

March 12, 1990

Mr. Philip H. Hickerson
Philip H. Hickerson, Inc.
1403 Pemberton Road
Richmond, VA 23233

Dear Mr. Hickerson:

At its meeting on September 16, 1986, the Henrico County Planning Commission approved POD-111-86, 8806 Patterson Avenue Office Building. The proffered conditions accepted as part of rezoning case C-42C-86 were incorporated into this approval.

Proffer 2b requires that the building be constructed substantially similar in architectural treatment and materials as shown on the proffered drawings submitted with the case, unless otherwise required or approved by the Planning Commission at time of POD approval or by any other governmental body.

In an opinion dated September 24, 1986, the Director of Planning indicated deletion of the ornamental chimneys did not conflict with the intent of proffer 2b. This letter is to confirm my opinion that omission of the jack arches on the east elevation; and relocation of windows on the lower end of the south and west elevations will not conflict with the intent of proffer 2b, and at the same time, will permit unanticipated grading changes that are needed to protect the structure from stormwater damage.

Copies of the annotated plans are attached for your use and our Conditional Zoning Index and POD files will be corrected to reflect these changes.

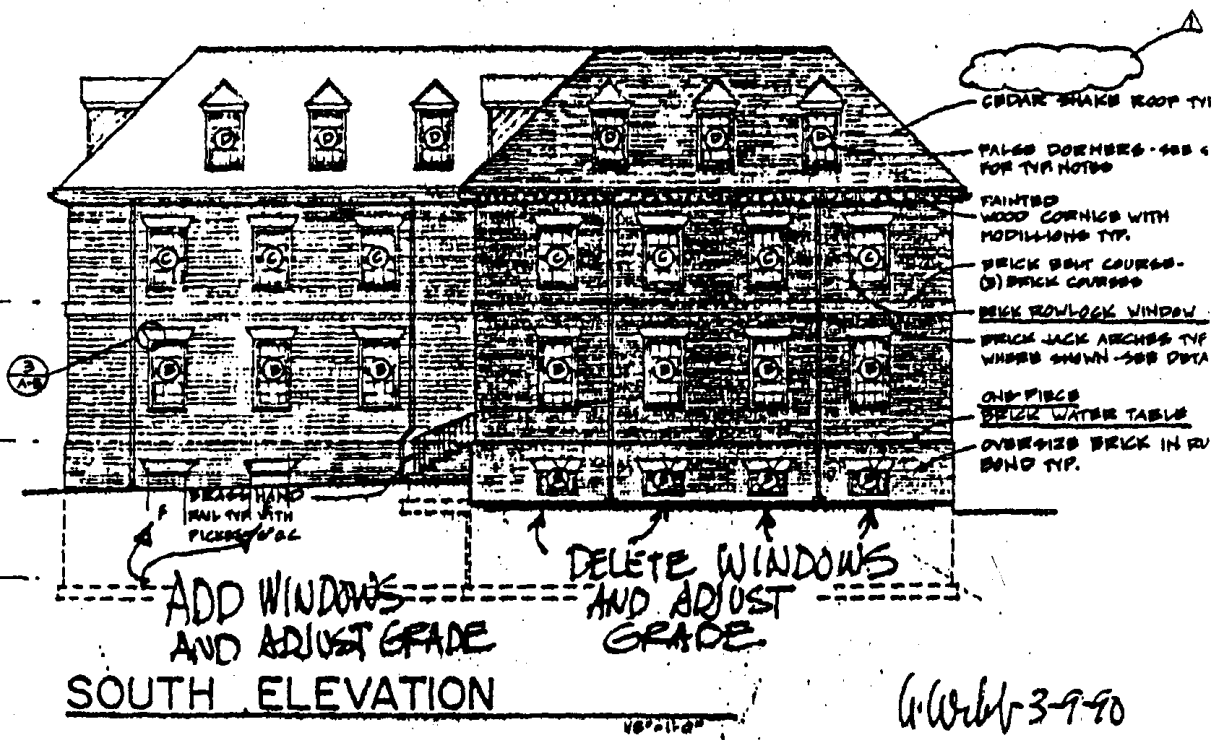
Sincerely,



for Angela H. Moore, AICP

Attachment

cc: Planning Inspector

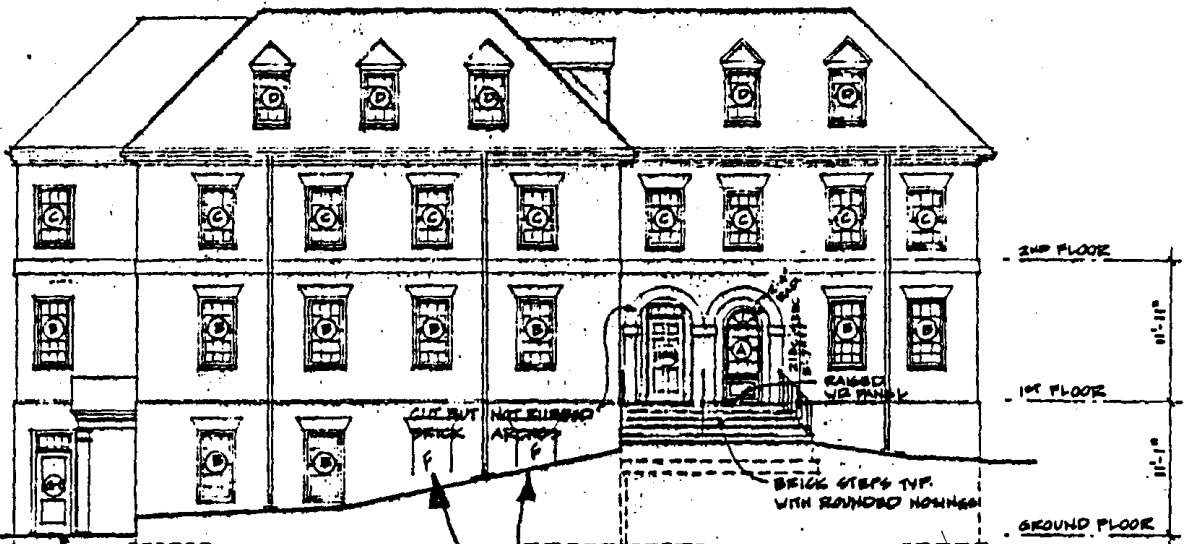


SOUTH ELEVATION

G. Webb 3-9-90

CONSTRUCTION
2 MAR. '90

POD III-86
C-426-86

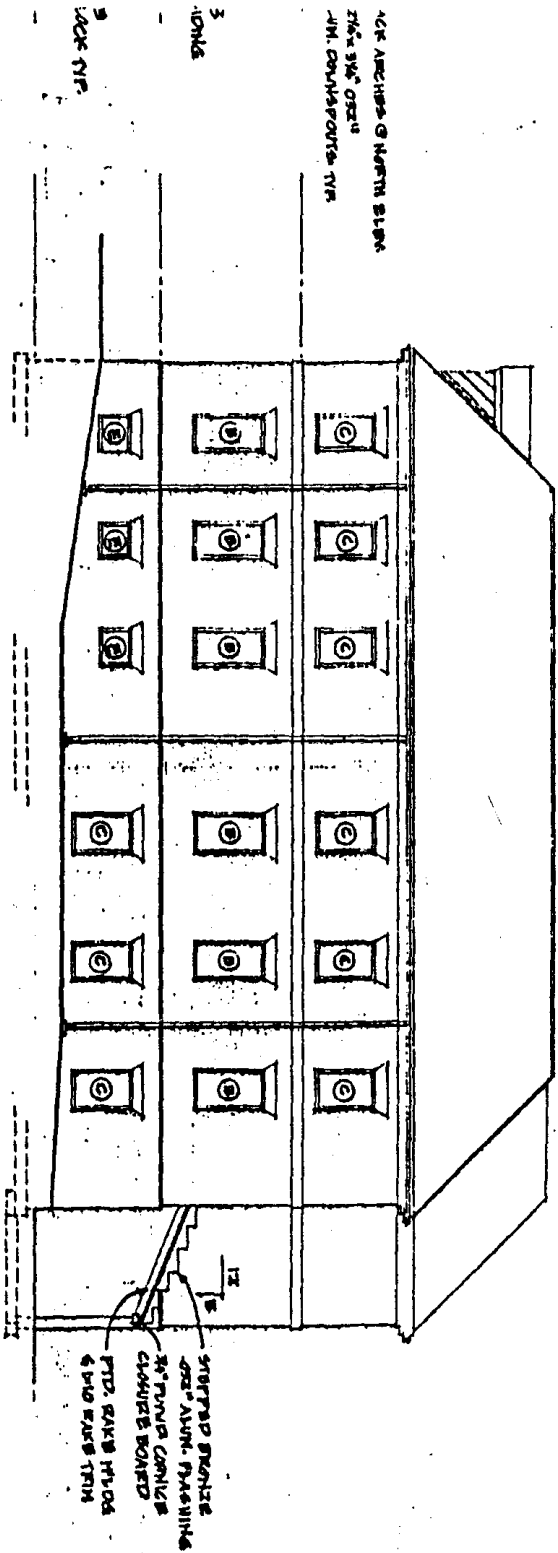


WEST ELEVATION

ADD WINDOWS AND
ADJUST GRADE

G. Webb
3-9-90

DD 11-86
C-42C-86



EAST ELEVATION

NOTE: DELETE ALL JACK ARCHES

A. O. O'BY
3-9-50

Pod III-86
C-42C-86

STOPPED BRONZE
OVER ALUM. FLASHING
3/4" FURR CONCRETE
CLAUDE BOARD
PTD. RAKE HYDRA
6 MID RAKE TRIM



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 24, 1986

ROBERT J. DAHLSTEDT
Director of Planning
(804) 747-4602


Mr. Philip H. Hickerson
Philip H. Hickerson, Inc.
1403 Pemberton Road
Richmond, VA 23233

Dear Mr. Hickerson:

At its meeting on September 16, 1986, the Henrico County Planning Commission approved POD-111-86, 8806 Patterson Avenue Office Building. The proffers approved as part of zoning case C-42C-86 were incorporated in this approval. Proffer 2b requires that the building be constructed substantially similar in architectural treatment and materials to the building shown on the second sheet of the plans, unless otherwise approved by the Planning Commission at the time of POD review.

In my opinion, since the Planning Commission was made aware of your proposed modification that the ornamental chimneys not be built as shown on the original plans, and subsequently approved the POD, proffer 2b has been satisfied, assuming of course, that the building is constructed as indicated on the modified plan. In addition, I feel that the architectural treatment of the building as shown on the modified plan is substantially similar to the original plan.

Sincerely,


Robert J. Dahlstedt

Enclosure

cc: Randy Silber, County Planner