

June 11, 2020

VIA U.S. MAIL

**Andrew M. Condlin**

Richmond Office

(804) 977-3373 (direct)

[acondlin@rothjackson.com](mailto:acondlin@rothjackson.com)

To Interested and Adjoining Neighbors

Re: 10420 Ridgefield Parkway – Glen Eagles Shopping Center

Dear Ladies & Gentlemen:

I am writing to you about the above property related to an application we have filed with the County of Henrico with respect to 10420 Ridgefield Parkway, an approximately 1.02 acre parcel located in the Glen Eagles Shopping Center at the corner of Ridgefield Parkway and Glen Eagles Drive, as shown on the attached Henrico County GIS Map. We are requesting an amendment of the proffered conditions that are a part of the shopping center. My firm is assisting the contract purchaser of the property in order to build a new site for the West End Academy of Dance.

This property is located adjacent to RVA Pediatrics (10410 Ridgefield Parkway) and the proposed dance studio would contain a total of 6,644 square feet. Unfortunately the existing proffered conditions from 1989 (Case C-32C-89) limit the overall development to an average of 7,850 square feet per acre (Proffer 13(b)). Based on the County's calculations, this last parcel available for development would otherwise be allowed only 4,772 square feet. We have asked for a specific amendment to allow for 6,700 square feet of development on this Property. This would be the last development within the shopping center.

The amendment request is necessary since we are approximately 2,000 square feet over the final total limit of what is permitted of 112,215 square feet on the entire 14.295 acre shopping center. We believe this is a good use that will complement the shopping center and the entire center with a quiet use. The venue contains two dance studios which can be combined by opening the movable partition to create a 43 ft. by 45 ft. Dance Studio / Performance space with an 18 ft. ceiling and interior structure height. The building contains a lofted area for administrative space, which is technically a second floor. The loft takes advantage of the height required for the combined studio space and allows the manager of the Dance Academy to have vision and control over the majority of activities.

{01069035;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

June 11, 2020

Page 2

Please go to [www.RVAZoning.com](http://www.RVAZoning.com) to find more information on this West End Dance Academy Ridgefield Parkway case. There you will find this notice letter, the enclosed property map, the layout plan specific to this property, the building elevations, the original 1989 proffered conditions, and our requested proffer.

Further, we will be hosting with Henrico County a virtual community meeting using the WebEx video presentation platform. Attached are the instructions to use WebEx. We will be hosting the meeting on Thursday June 25, 2020 at 5:30 pm. The meeting identification information is as follows:

Event meeting access number: 160 663 1359

Event password: 8phR66Df5W4

You can register early to make it easier to join for the actual meeting time, per the attached instructions. You can also call in at the meeting time, per the attached instructions but obviously will not be able to see anything. All of the information we will discuss is at [www.RVAZoning.com](http://www.RVAZoning.com). You can send me or the County Planner assigned to this case (Kristin Smith at [smi120@henrico.us](mailto:smi120@henrico.us)) questions or comments in advance or you can use [www.rvazoning.com](http://www.rvazoning.com) to leave a comment that will be forwarded to our office as well as the County Planning Office.

In the meantime, if you have any questions or need any further information, you can contact me at [acondlin@rothjackson.com](mailto:acondlin@rothjackson.com) or (804) 977-3373.

Sincerely,



Andrew M. Condlin

Enclosures

{01069035:v1}



**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525



