

# Legal Notices

## PUBLIC NOTICE

The Board of Zoning Appeals of Chesterfield County, on **Wednesday, August 1, 2007**, beginning at **1:00 p.m.**, in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following:

**07AN0120\***: (Amended) In Bermuda Magisterial District, **TERESA HARRISON** requests a Variance to use a parcel of land which fronts on a dedicated but unimproved public road for dwelling purposes in an Agricultural (A) District and amendment of zoning district map. The density of such amendment is approximately 0.1 unit per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots. This property is known as 1502 Fairmont Drive. Tax ID 794-627-9327. Access will be across Tax ID 794-627-Part of 7466 (Sheet 41).

**07AN0364**: In Bermuda Magisterial District, **DORIS ANN WADE CUNNINGHAM** requests a Variance to use a parcel of land which fronts a dedicated but unimproved public road for dwelling purposes in a Residential (R-15) District and amendment of zoning district map. The density of such amendment is approximately 1.72 units per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 2.5 units per acre or less. These properties are known as 11625 and 11701 Cliff Lawn Drive. Tax IDs 794-659-9707 and 795-659-0201 (Sheet 26).

**07AN0367**: In Midlothian Magisterial District, **E. C. BUILDERS, LLC.** requests a twenty (20) foot Variance to the 100 foot lot width requirement in a Residential (R-15) District and amendment of zoning district map. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.51 to 4.0 units per acre. This property is known as 8621 Trent Road. Tax ID 756-713-7032 (Sheet 7).

**07AN0368**: In Matoaca Magisterial District, **CATHERINE M. MARSH** requests a Variance to use a parcel of land which fronts a dedicated but unimproved public road for dwelling purposes in an Agricultural (A) District and amendment of zoning district map. The density of such amendment will be approximately 0.10 unit per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots. This property is known as 15843 Little Knoll Lane. Tax ID 763-627-2224 (Sheet 40).

**07AN0369**: In Matoaca Magisterial District, **MARY D. LEWIS** requests a Variance to use a parcel of land which has no public road frontage for dwelling purposes in an Agricultural (A) District and amendment of zoning district map. The density of such amendment is approximately 0.2 unit per acre. The Comprehensive Plan suggests the property is appropriate for rural conservation use. This property is known as 10410 Beaver Bridge Road. Tax ID 704-654-2592. Access will be across Tax ID 704-654-7481, 704-655-7403, 705-654-1782 and 705-655-2320 (Sheet 22).

**07AN0370**: In Bermuda Magisterial District, **DOROTHY WHITBECK** requests a Special Exception to permit the keeping of five (5) adult dogs in a Residential (R-12) District and amendment of zoning district map. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This property is known as 4450 Cara Hill Lane. Tax ID 791-639-0582 (Sheet 34).

\*This case was deferred at a previous session of the Board of Zoning Appeals to their August 1, 2007 meeting.

Copies of the above are on file in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway (1<sup>st</sup> Floor), Chesterfield, Virginia,

for public examination between the hours of 8:30 a.m. and 5:00 p.m. of each regular business day. Detailed information relative to uses permitted and development standards for particular zoning districts can be found in the Chesterfield County Zoning Ordinance which is available in County Libraries, the Planning Department and on the Planning Department Internet site. Additionally, staff's "Request Analyses and Recommendations" can be accessed through the Internet site approximately one (1) week prior to the public hearing.

Internet Address: [www.chesterfield.gov](http://www.chesterfield.gov)

If you have a touch-tone telephone and want a general overview of a specific request, you may call the Planning Department's teleworks information system 24 hours a day at 751-4700.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated.

Kirkland A. Turner, Director  
Planning Department

## NOTICE OF PUBLIC HEARING ON PROPOSED ORDINANCE CREATING THE LOWER MAGNOLIA GREEN COMMUNITY DEVELOPMENT AUTHORITY

Notice is hereby given that the Board of Supervisors of Chesterfield County, Virginia (the "County") will hold a public hearing in accordance with Section 15.2-5156 of the Code of Virginia of 1950, as amended, on an ordinance (the "Ordinance") creating the Lower Magnolia Green Community Development Authority (the "CDA"). The Ordinance authorizes the creation of the CDA for the purpose of financing various infrastructure improvements in connection with development of a mixed-use project consisting of residential, commercial and office components, with recreation facilities and other amenities consistent with the Conceptual Plan for the Lower Magnolia

Green Property dated February 1, 2007, prepared by Timmons Group, entitled "Lower Magnolia Green Conceptual Plan." The CDA will encompass approximately 1,897 acres in the aggregate, located in the Matoaca Magisterial District north of Hull Street Road (U.S. Route 360), approximately five miles west of State Route 288. A complete copy of the Ordinance and a copy of the Petition to create the CDA are on file in the County Administrator's office.

The public hearing will be held on August 22, 2007 at 6:30 o'clock p.m., local time, in the County Public Meeting Room at the Chesterfield Administration Building, Route 10 and Lori Road, Chesterfield, Virginia. If further information is desired, please contact J. Harris Payne, Jr., Budget Manager at (804) 717-6398 between the hours of 8:30 a.m. to 5:00 p.m., Monday through Friday.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Lisa Elko, Clerk to the Board, at (804) 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board, no later than August 17, 2007.

NOTICE OF SUBSTITUTE TRUSTEES' SALE OF  
3105 South Ridge Dr., Midlothian, Virginia  
23112  
Parcel ID 737688900900000

In execution of a certain Deed of Trust, in the original principal amount of \$8,100.00, dated April 12, 2005, recorded June 28, 2005, in the Office of the Clerk, Circuit Court, County of Chesterfield, Virginia as Instrument #43088 recorded in Deed Book 6473 Page 567 to 571, default having occurred under the terms of the Deed of Trust Note thereby secured and at the request of the holder of said Note, the undersigned Substitute Trustees will offer for sale at public auction on August

2, 2007 @ 12:30 p.m. at the front entrance of the Circuit Court for the County of Chesterfield, Virginia, located at 9500 Courthouse Rd., Chesterfield, Va., 23832... the property described in said Deed of Trust, located at 3105 South Ridge Dr., Midlothian, Virginia 23112 and further described as Lot 69, Block B, Section 2, Plum Creek at South Ridge, and more fully described therein. The property will be sold in "AS IS" CONDITION WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS, LIENS AND ENCUMBRANCES OF RECORD AFFECTING SAME, IF ANY.

Terms of sale: cash; a deposit of 10% of the successful bid, cash, certified or cashier's check will be required at the time of sale, with settlement within fifteen (15) days from the date of sale, otherwise Trustees may forfeit deposit and apply same to the costs and expenses of sale and Trustee's fee, and the property resold at the successful bidder's risk and expense. All costs of conveyance, including examination of title, recording charges, etc. shall be borne by the purchaser(s) with the exception of Grantor's Tax.

Additional terms will be announced at the time of sale and the successful bidder will be required to execute a memorandum of sale at the conclusion of bidding. This communication is from a debt collector.

For further information, please contact the Substitute Trustees, E. Sean Tluchak or Bryan K. Streeter, at ROTHENBERG, STREETER & TLUCHAK, P.C., 3412 Cutshaw Avenue, Richmond, Virginia 23230 (804) 257-7255.

## Chesterfield Observer

Legal Advertising  
(804) 545-7510

## Protecting little brother



Page Dowdy/Chesterfield Observer

**Six-year-old Ann Francis Pitts** uses a parasol to shield her little brother, Jack, from the sun's heat while playing in their Queensmill yard last week.

## Explore the styles of 19th century women's hats

Take a glimpse at the unique hat fashions women were wearing in the 19th century, particularly during times of mourning, on July 28 from 11 a.m.-noon at Magnolia Grange, 10020 Iron Bridge Rd. This program will fo-

cus on traditional mourning practices during the Civil War era, and how they affected what people wore and how they behaved. For more information, call 751-4946.

from **DUPUIS**, page 1

department to see if we needed to look nationally," explained Ramsey, "and concluded we had one of the best in the country. The entire committee agrees we had the highest caliber of applicants internally."

The search committee focused on five applicants from within the department. According to two sources, Lt. Col. Andy Scruggs, a 33-year veteran in Chesterfield, was the frontrunner until a background check raised questions about fraternization.

Dupuis called it "an honor to be selected." He is a 28-year veteran of the Chesterfield County Police Department and has served in all major divisions of the department. Previously, he held the rank of lieutenant colonel and was deputy chief of police in charge of support. For three years before that, he was a major and served as operational support bureau commander. In 1977, Dupuis' career began as a deputy sheriff for the city of Richmond before he switched to being a patrol officer for the Virginia Commonwealth University (VCU) Campus Police Department. He started as a patrolman for Chesterfield in 1979.

Dupuis has an MBA from Averett College, a Bachelor of Science in administration of justice from VCU, an associate's degree in police science from John Tyler Community College and is a graduate of Fork Union Military

Academy.

He was born in Chinon, France, and he and his wife, Mary, have two sons, Christopher, 21, and Jonathan, 16, and a daughter, Elizabeth, 12.

From 1987-1995, Dupuis served in the United States Coast Guard Reserve. He received an honorable discharge.

His professional development includes the completion of the Drug Unit Commanders Academy in Quantico, Va., the Professional Executive Leadership School at the University of Richmond, and Chesterfield's T.Q.I. University. For the past 18 months, Dupuis has been an adjunct professor at VCU in the L. Douglas Wilder School of Government and Public Affairs.

He is also a member of the advisory board for the Chesterfield Boy's and Girl's Club and sits on the executive board of S.A.F.E., a substance abuse prevention coalition.

Chesterfield has proudly pointed to its low cost per capita (\$148) for its police services. Henrico County's per capita cost is \$180 as is Virginia's. The national figure is \$254. For suburban counties, Chesterfield has just 1.66 officers per 1,000 citizens compared to 2.7 officers nationwide. At that rate, Chesterfield could increase its staff to 804 officers though it's currently operating with 470, 35 officers under its authorized strength.