

COUNTY OF HENRICO PLANNING OFFICE

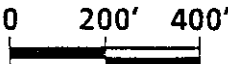
8-BI-49

FAIRFIELD DISTRICT

JAS

MINI-WHSE.

C-81C-87





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 15, 1987

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

Re: Conditional Rezoning Case C-81C-87

Ms. Ada H. Blake
c/o Mr. Donald N. Blake
4122 East Parham Rd.
Richmond, Va. 23228

Dear Ms. Blake:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone your property from A-1 Agricultural to M-1C Light Industrial District (Conditional), described as follows:

Parcel 8-B1-49:

Beginning at a rod on the northern line of Nine Mile Road 443.0', more or less, west of the W. line of East Richmond Road; thence running westwardly along the northern line of Nine Mile Road along a curve to the right with a radius of 3779.72', 171.26' to a rod; thence N. 8° 37' E., 991.33' to an old pipe; thence N. 88° 16' 11" W., 170.57' to an old pipe; thence S. 8° 31' 45" W., 151.23' to an old pipe; thence S. 8° 37' W., 838.08' to the point of beginning, containing 3.826 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. The only uses permitted on the Property shall be for a mini-warehouse storage facility with an accessory office and dwelling unit for its manager and such uses as are customarily accessory and incidental thereto.
2. The Property shall be developed in substantial conformance with the Site Plan and elevations shown thereon, entitled "Mini Warehouse, Nine Mile Road, Henrico County, Virginia", prepared by Arthur E. Hald, Jr., A.I.A., dated October 7, 1987, unless otherwise required or specifically permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof. Notwithstanding the foregoing sentence, the width of the exterior storage buildings may be decreased and if so, the width of the interior storage building may be increased, provided that such adjustments shall not result in a greater amount of square footage in the storage buildings in the aggregate than that depicted on the Site Plan.
3. The exterior storage building walls adjacent to and facing the northern, eastern and western perimeters of the Property shall not include doors.
4. The exposed portions of exterior building wall surfaces facing the southern (front) perimeter of the Property along with the sides of the office and manager's apartment shall be predominantly of brick, except to the extent that other architectural materials are used for trim, architectural decorations or design