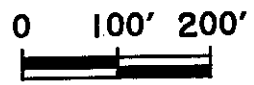


PT. OF 86-A2-19
 BROOKLAND DISTRICT

SELF-STORAGE AND MINI-STORAGE WAREHOUSES

C-78C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 14, 1995

Re: Conditional Rezoning Case C-78C-94

Mr. Mark A. Harris
West End Self Storage
5930 Brookmeade Terrace
Richmond, Va. 23060

Dear Mr. Harris:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from B-3C Business District (Conditional) to M-1C Light Industrial District (Conditional), Part of Parcel 86-A2-19, described as follows:

Commencing at a point on the northerly line of West Broad Street Road, said point being 593.74' along the said northerly right-of-way line to a stone located at the curve return line on the south side of Tuckernuck Drive; thence on a bearing of N. 26° 08' 23" E., 389.37' to the point of beginning; thence on a bearing of N. 63° 51' 37" W., 83.81' to a point; thence on a bearing of N. 26° 08' 23" E., 28.17' to a point; thence on a bearing of N. 63° 51' 37" W., 290.64' to a point; thence on a bearing of N. 26° 08' 23" E., 582.46' to a point; thence on a bearing of S. 63° 51' 37" E., 375.00' to a point; thence on a bearing of S. 26° 08' 23" W., 610.63' to the point of beginning, containing 5.0698 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):

1. Permitted Uses. Use of the Property shall be limited to a mini-storage warehouse facility, self-service storage facility and such uses as are permitted in, and as regulated under, the B-2 Business District of the Henrico County Zoning Ordinance; provided, however, that no B-2 or B-1 uses shall be permitted within the rear 450 feet of the Property.
2. Buffer Area; Fencing. A natural and/or landscaped buffer area shall be maintained a minimum of one hundred forty-five (145) feet in width along the northern line of the Property, subject to the existing utility easements. Additional utility easements, fencing and other facilities requested and specifically permitted, or as required by the Planning Commission at the time of Plan of Development Review, or by any other governmental body, may be permitted within the aforesaid buffer areas. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.

A six (6) foot tall chain link fence shall be installed from the rear corners of the northernmost existing building wall to the rear Property line. A section of six (6) foot tall chain link fence shall also be placed between the existing building wall on the eastern side of the Property and the fence on the Property line adjacent thereto so as to restrict pedestrian access along the eastern side of the Property.

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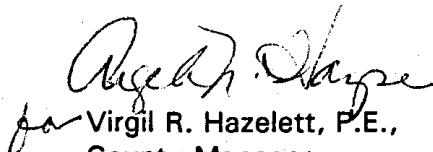
Mr. Mark A. Harris
February 14, 1995

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3. Access. Public access to the driveway and parking area of the mini-storage warehouse facility and self-service storage facilities will be prohibited following the close of business conducted on the Property to prevent trespassing.
4. Hours. The hours of service for use as a mini-storage warehouse facility and self-service storage facility shall be no earlier than 6:00 a.m. nor later than 9:00 p.m.
5. Outside Speakers. Except a possible intercom/telephone speaker system serving the entrance gate, no outside loud speakers shall be permitted on the Property.
6. Lighting. Parking lot lighting shall be produced from concealed sources of light (such as shoebox-type fixtures), shall not exceed fifteen (15) feet above grade level and shall be reduced to no more than a security level following the close of business operations.
7. Storage Restrictions. No hazardous materials, dangerous equipment or animals shall be stored in the storage units, nor shall the playing of musical instruments or operation of power tools or equipment by tenants be permitted therein.
8. Security. The storage facility shall have a full-time manager living on site.
9. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday.
10. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved by the Planning Commission at the time of Plan of Development review.
11. Severance. The unenforceability, elimination, revision or amendment of any proffers set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
The Nachman Family, L.L.C.
Mr. James W. Theobald, Esquire