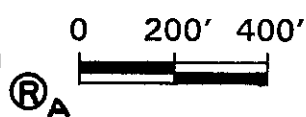


104-A1-44,86 & PT. OF 42
 FAIRFIELD DISTRICT

MINI-WAREHOUSE COMPLEX

C-29C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 20, 1995

Re: Conditional Rezoning Case C-29C-95

Mr. Bernard J. Levey
Brook & Parham Road Associates, L.C.
8513 Staples Mill Rd.
Richmond, Va. 23228

Dear Mr. Levey:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from B-3 Business and M-1 Light Industrial Districts to M-1C Light Industrial District (Conditional), Parcel 104-A1-44 and 86 and Pt. of Parcel 104-A1-42, described as follows:

Beginning at a point approximately 1,200' from the N. line of Mountain Road and on the eastern boundary line of Brook Road (U.S. Route 1) which point marks the dividing line between the property now or formerly owned by Ittner and subject property and from said point N. 9° 14' 15" E., 83' along Brook Road (U.S. Route 1) to a point; thence S. 80° 55' 38" E., 264.98' to a point; thence S. 19° 03' 52" E., 94.31' to a point; thence S. 80° 55' 38" E., 276.65' to a point; thence S. 20° 34' 00" W., 787.01' along the western boundary line of Telegraph Road to a point; thence N. 69° 26' 00" W., 182.28' to a point; thence N. 09° 14' 15" E., 735.07' to a point; thence N. 80° 55' 38" W., 253.00' to the point and place of beginning on Brook Road (U.S. Route 1), totalling 5.0 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. Architecture. The exterior portions of the wall surfaces of the mini-storage warehouse facility which are above ground level and are so designated on the attached plat entitled "Proposed Brook & Parham Mini Storage", made by J. Calvin Holcombe, dated May 16, 1995 (the "Plat"), shall be constructed of a reddish color brick and split face block and the balance of said walls shall be painted a color which matches the color of said brick. In the event the motel currently existing on Parcel 104-A1-22 is demolished and the western wall of the building designated G on the Plat becomes visible from Brook Road, then said western wall shall be covered with a reddish color stucco or dryvit which matches the color of said brick within ninety (90) days of such demolition and visibility, weather and force majeure expected.
2. Access. There shall be no vehicular ingress or egress to or from the Property to or from Telegraph Road.
3. Lighting. All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), shall not exceed ten (10) feet in

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Mr. Bernard J. Levey
Brook & Parham Road Associates, L.C.
June 20, 1995

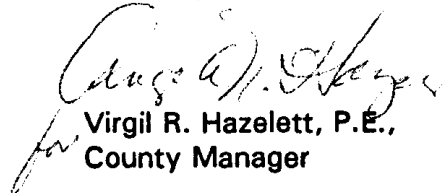
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height above grade level and shall be reduced to no more than a security level following the close of business operations.

4. 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.
5. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
6. Outside Speakers. No outside loud speakers shall be permitted on the Property.
7. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday or Sunday.
8. Operating Hours. Office hours shall not commence before 8:00 a.m. or extend beyond 6:00 p.m. nor shall access to the mini-storage units be permitted before 7:00 a.m. or after 9:00 p.m. except in cases of bona fide emergencies.
9. Security. The mini-storage warehouse facility shall have a full-time manager living on the site.
10. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any 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,


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

cc: Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. Robert B. Ball