

SELF-STORAGE / RECORD DOC.
STORAGE FACILITY

C-63C-95



PT. OF 86-A2-15
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



COUNTY OF HENRICO

January 30, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-63C-95

Mr. Arthur McGurn
Marion L.C.
4062 Crockett Street
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on January 24, 1996, granted your request to conditionally rezone property from B-2 Business District to M-1C Light Industrial District (Conditional), Parcel 59-A-6M, described as follows:

Commencing at a point on the W. line of West End Drive 350.71' south of the intersection of the W. line of West End Drive and the S. line of Huron Avenue extended; thence leaving West End Drive N. 63° 51' 37" W., 200.00' to the point of beginning; thence S. 17° 24' 59" W., 217.52' to a point; thence N. 63° 51' 37" W., 286.49' to a point; thence N. 26° 08' 23" E., 65.00' to a point; thence N. 63° 51' 37" W., 199.00' to a point; thence N. 26° 08' 23" W., 150.00' to a point; thence S. 63° 51' 37" E., 452.50' to the point of beginning, and containing 2.018 acres of land.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. HOURS OF OPERATION

Monday through Friday; 7:00 A.M. to 8:45 P.M. Entrance gate will be locked at 8:30 P.M. and exit gate will be locked at 8:45 P.M.

Saturday: 7:00 A.M. to 8:00 P.M.

8:15 P.M. Exit gate locked

Sunday: 8:00 A.M. to 7:00 P.M.

7:15 P.M. Exit gate locked

2. RESTRICTIONS

The applicant proffers that the use of the property shall be for a self storage warehouse and record/document storage only.

A) FURTHER RESTRICTIONS OF BUSINESS USES

1. Auto, boat or any other motor vehicle repair or maintenance service.
2. Lawnmower or small engine repair or maintenance service.
3. Pet grooming or obedience businesses.

4. Hazardous, toxic or explosive materials.
5. Driveway, pavement or concrete contractors.
6. Rehearsal or practice by musical bands.
7. Small, medium or large manufacturing of any kind.
8. Outdoor storage of boats, campers, or motor vehicles of any kind.
9. Aerobic, dance, exercise classes or instruction.

3) LIGHTING

- A) Site and security lighting will be placed on the individual buildings below the eave height. There will be no overhead lights above the building roof line. These lighting fixtures will be inaccessible for uses other than their intended use to illuminate the areas for security and safety.

4) BUILDING MATERIALS

- A) The walls of all buildings will be constructed of poured concrete with brick texture exposed to view and painted with Duron elastomeric paint. Roofs will be asphalt shingle (weathered wood in color).
- B) The walls of all buildings will be regularly inspected and maintained. In the event any sort of graffiti (drawings or other markings) is discovered on the buildings, the applicant agrees to remove, clean or cover the graffiti.
- C) No storage building will be more than fourteen (14) feet in height to the ridge line of the roof.
- D) At the west end of the property, a 10' high wall of the same material as the buildings will be built and will tie into the end of Building C and will continue along the western property line as a security wall. This wall will also tie into the exit gate.

5) SECURITY

The site will be walled, fenced and gated. Gates will be installed at the entry point and at the exit point. Gates will be computer operated through a touch pad device with each tenant having a specific code.

6) DUMPSTER

The trash dumpster will be located in the southwest corner of the property. The owner will ensure that dumpster service is limited to the operating hours. There will be no late night (after business hours) or early morning (before business hours) dumpster service (removal of trash).

7) CONSTRUCTION AND LAND DISTURBANCE

The appropriate action will be taken during construction to minimize dust and erosion. Erosion control devices will be placed as required by Henrico County. No onsite burning of trees, debris, stumps or otherwise will be permitted.

Construction of the facility will occur between the hours of 7:00 A.M. and 5:00 P.M., Monday through Saturday only. There will be no construction on Sunday.

Marion L.C.
January 30, 1996

3

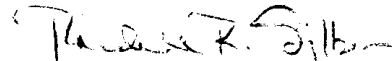
The owner will maintain on site a watering truck during construction to water and keep the site moist and as free from dust as practically possible.

8) **NOISE**

No loudspeaking, public announcement systems, boom boxes or any kind of exterior communication systems will be built, installed or utilized at the facility.

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