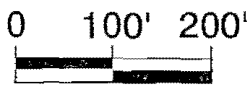


PT. OF 55-A-1ZB

SELF-STORAGE FACILITY

TUCKAHOE DISTRICT

**P-4-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

June 17, 1997

Re: Provisional Use Permit P-4-97

Mr. Donald B. Heslep  
2700 Walhala Drive  
Richmond, Virginia 23236

Dear Mr. Heslep:


The Board of Supervisors at its meeting on June 11, 1997 granted your request for a revocable Provisional Use Permit in order to permit a self-service storage facility on Parcel 55-A-1ZB, subject to the following conditions:

1. The exterior appearance of the building shall be in substantial conformance with the elevation drawing titled "Blue & Gray Mini-Storage Facility" prepared by Winks and Snowa Architects, P.C. and dated 1-13-97. Said drawing is included with the application for P-4-97.
2. There shall be a 40' transitional buffer along the western border of the property. The existing berm along the western border of the property shall be preserved. The height of this berm may be increased. This berm shall be supplemented with evergreen plantings on its top. The final design, height, and types of landscaping shall be approved by the Planning Commission.
3. There shall be a 40' transitional buffer along the southern border of the property adjacent to the Brandywine Apartments property. There shall be a 6'-high wooden fence installed within the transitional buffer along the southern border adjacent to the Brandywine Apartments property. There shall be a berm installed along the southern border of the property adjacent to the Brandywine Apartments property. This berm shall be the same height and width as the existing berm along the western border. This berm shall extend from the western border to the storage building wall. This berm shall be supplemented with evergreen plantings on its top. The final design, height, and types of landscaping shall be approved by the Planning Commission.
4. At least a fifteen (15) foot buffer shall be maintained along the Gayton Center Drive frontage of the property. Said buffer shall contain landscaping or other materials approved or required by the Planning Commission at Plan of Development review.

5. There shall be no loading doors/ramps along the southern side of the building.
6. There shall be no more than three (3) loading doors/ramps along the western side of the building and the building shall be no closer than 140 feet to the western border of the site.
7. Security fencing installed on the site shall be approved by the Planning Commission at Plan of Development review. Any chain link security fencing shall be dark green or black vinyl coated.
8. Any detached sign on the site shall be monument-style and shall not exceed ten (10) feet in height.
9. Exterior lighting on the site shall not create objectionable glare onto adjacent property. Lighting standards shall be no more than twenty (20) feet in height, shall contain concealed sources of light, and shall be lowered to security levels of lighting during non-business hours.
10. The hours of operation for this site shall be between 7:00 a.m. and 9:00 p.m.
11. HVAC equipment shall be screened from view from residential areas.
12. Water quality volume limits shall not encroach closer than 40' to the western border adjacent to the Palmer Place Condominiums, and 35' to the southern border adjacent to the Brandywine Apartments property.
13. No loud speaking, public address systems, boom boxes, outdoor audible security systems or any kind of exterior communication systems shall be built, installed or utilized at the facility.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

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

cc: ✓ Director, Real Estate Assessment  
Provisional Use Permit Index  
Mr. E. Carlton Wilton