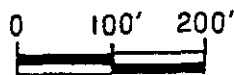


COUNTY OF HENRICO PLANNING OFFICE

PT. 97-BI-18
 BROOKLAND DISTRICT

MINI-STOR. FACILITY

C-17C-88



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 23, 1988

Re: Conditional Rezoning Case C-17C-88

Staples Mill South Mini Storage Associates
c/o Mr. Bernard J. Levey
8513 Staples Mill Rd.
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on June 22, granted your request to conditionally rezone from R-4 One Family Residence to O-2C Office District (Conditional), described as follows:

Part of Parcel 97-B1-18:

Beginning at a point on the E. line of Staples Mill Road, approximately 100' north of its intersection with the N. line of Aspen Avenue; thence N. $14^{\circ} 13' 31''$ W., 38.90' to a point; thence N. $00^{\circ} 15' E.$, 9.39' to a point; thence N. $75^{\circ} 46' 29'' E.$, 6.64' to a point; thence N. $14^{\circ} 13' 31'' W.$, 10.00' to a point; thence S. $75^{\circ} 46' 29'' W.$, 4.06' to a point; thence N. $00^{\circ} 15' E.$, 79.06' to a point; thence N. $69^{\circ} 48' 30'' E.$, 320.00 +- to a point; thence S. $13^{\circ} 52' E.$, 118.5 +- to a point; thence S. $67^{\circ} 37' W.$, 344.13' to the point of beginning, containing 0.95 acre.

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. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the closing of business conducted on the Property.
2. Exterior Materials. The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in quality as to architectural treatment and materials. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated metal or asbestos, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review.

Staples Mill South Mini Storage Associates
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3. Vehicular Traffic Restriction. No vehicular traffic generated by any industrial use developed on the parcel adjoining the eastern boundary of the Property, other than a mini storage warehouse facility, shall be permitted access to or through the Property.

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 Angela H. Moore
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Jefferson National Bank
Mr. Jay M. Weinberg
Mr. and Mrs. John P. Carlin