

COUNTY OF HENRICO PLANNING OFFICE

OPERATE SELF-STORAGE FACIL.

P-8-88

PT. 86-A2-15
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 14, 1989

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

Re: Provisional Use Permit P-8-88

Mr. W. Randolph Cosby
9400 West Broad Street
Richmond, Virginia 23229

Dear Mr. Cosby:

At its March 8, 1989 meeting, the Board of Supervisors granted your request for a revocable Provisional Use Permit to construct a self storage facility fronting west line of West End Drive north of the north line of West Broad Street on Part of Parcel 86-A2-15. The Board imposed the following conditions as part of its approval:

1. Landscaped buffer areas shall be provided as follows:
 - A. A 20' wide buffer abutting the north line adjacent to existing single family homes;
 - B. A 25' wide buffer abutting the east property line adjacent to the existing child care center and West End Drive;

Such buffer areas shall be retained in their natural state and existing vegetation may be supplemented by additional planting/landscaping as deemed appropriate and necessary at time of Landscape Plan approval. Limits of clearing shall be specified on the POD and carefully marked and inspected prior to any site clearing. Buffer areas shall not be penetrated by additional utility lines, drainage facilities, stormwater management facilities, easements or access drives, unless required by specific action by the Planning Commission at time of approval of a POD.


2. The exterior of the buildings all shall be solid and shall be constructed of poured wall concrete, using Vertex brick embossed forms, for their entire height between ground level and eaves, except for the walls that face West End Drive and the Kinder Care Day Care Center which shall be of traditional brick. The poured wall shall be painted with "sand" color Duron Super Flex 10 Elastomeric coating, or equivalent, and repainted every six (6) years. No building shall exceed 25' in height.
3. Access shall be via Tuckernuck Drive and via an easement to Hanlee Drive to West End Drive. In no event shall direct access be permitted to West End Drive.
4. A sidewalk shall be constructed along West End Drive.
5. Lighting fixtures shall not exceed 18' in height, shall be of the type that prevents direct view of the source of light (i.e. "shoe box") and lighting shall be reduced to the minimum required for security purposes between the hours of 12:00 midnight and 6:00 a.m.

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6. In the event access to West End Drive is deemed appropriate, signage adjacent to West End Drive shall be limited to 1 sign not to exceed 30 square feet in area nor 20 feet in height. All signs, if lighted, shall be lighted internally. No sign may be lighted between 12:00 midnight and 6:00 a.m.
7. A Plan of Development shall be prepared pursuant to all provisions of Section 22-58.2(b) (Provisional Use Permit) and submitted for review and approval pursuant to applicable provisions of Section 22-106 (Plan of Development) of Chapter 22 of the County Code.
8. The facility shall be secured by walls and/or fencing so as to prevent unauthorized trespassing after hours of operation.
9. Hours of operation shall be limited to the period between 7:00 am and 10:00 pm.
10. No outside speakers or sound generating devices, except alarm systems, shall be permitted.
11. No doors or openings shall be permitted in the north wall adjacent to existing single family homes.

The Planning Office has been advised of the action by 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 W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Provisional Use Permit Index
Mr. Edward E. Willey, Jr.