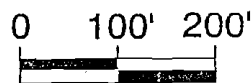


PT. OF 59-A-6L

BROOKLAND DISTRICT

OUTDOOR DINING

P-10-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 29, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Provisional Use Permit P-10-97

Mr. Bill Green
Mayfair Bagels, L.L.C.
t/a Einstein Brothers Bagels
5454 Wisconsin Ave., Suite 810
Chevy Chase, MD 20815

Dear Mr. Green:

The Board of Supervisors at its meeting on August 13, 1997 granted your request for a revocable Provisional Use Permit in order to permit outside dining for a restaurant on Parcel 59-A-6L, subject to the following conditions:

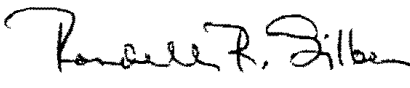
1. Trash receptacles shall be provided and properly serviced to control litter generated by this use.
2. No outside, amplified live music performances shall be permitted.
3. Any outside speakers or sound system shall comply with the following standards:
 - a. Sound systems must be equipped with controls permitting full volume adjustment.
 - b. Volume levels must be inaudible at 100 feet from the source.
 - c. Sound systems may be used only when outside dining is permitted.
4. The outside dining area shall be limited to 288 square feet within an area 8 feet by 36 feet as indicated in the diagram filed with the case P-10-97.
5. Pedestrian walkways along the perimeter of the dining area shall be kept unrestricted in accordance with applicable building codes and fire safety standards.
6. Prior to the installation of the outside dining area, the electrical boxes fronting on Broad Street, shall be screened by means of a masonry wall of the same material as the building. The screen wall shall be at least 7 feet high and 25 feet in length. Not later than November 1, 1997, the area adjacent to the front and sides of the screen shall be landscaped in accordance with a plan approved by the Planning Office staff. A bond shall be posted in the amount of \$1,000 to ensure completion of the required work.

Mr. Bill Green
Mayfair Bagels, L.L.C.
t/a Einstein Brothers Bagels
Page 2
August 29, 1997
P-10-97

We have received the August 18, letter from Mr. Roy Jones expressing concern with the required screening wall and the desire to not operate the outdoor dining facility because of the requirements under Condition 6. That is a decision you are entitled to make. However, should you later wish to comply with Condition 6 and operate the outside dining facility, you have that option with this approval.

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
West Broad Street Trust
Mr. Roy Jones, Gulfstream Bagels, L.P.
(formerly Mayfair Bagels, L.P.)

OLD

SPRINGFIELD RD.



HOLLYWOOD VIDEO

EINSTEIN
Bro's Bagels

OUTDOOR SEATING
4 TABLES 16 CHAIRS

250

W.

BROAD

STREET

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BROAD MOOR

P-10-97