



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 20, 2011

RMA/Hunton, L.C.
c/o Atack Properties
4191 Innslake Drive
Glen Allen, VA 23060

Re: Provisional Use Permit P-12-11

Dear Sir:

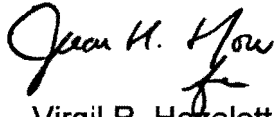
The Board of Supervisors at its meeting on December 13, 2011, granted your request for a Provisional Use Permit under Section 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outside dining for a restaurant (Hondos) on part of Parcel 748-761-5133, subject to the following conditions:

1. The outdoor dining area shall not be in operation between 11:00 p.m. and 7:00 a.m. There shall be no seating of patrons in the outdoor dining area after 9:30 p.m.
2. Any outside speakers or sound system shall comply with the following standards:
 - a. Sound systems shall be equipped with controls permitting full volume adjustment.
 - b. Sound from the system shall not be audible beyond 100 feet from the source.
 - c. Sound systems may be used only when outside dining is permitted.
3. The operator shall not permit food preparation outside the enclosed building.
4. The outdoor dining enclosure shall be limited in height to 42".
5. A clear, continuous, and unobstructed pedestrian path not less than 5' in width shall be required for pedestrian circulation between the outdoor dining area and the sidewalk curb as shown in Option A, B, or C (see case file).
6. Outdoor lighting fixtures shall complement the style of the building. Lighting fixtures shall not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and shall illuminate only the outdoor dining area.

7. Access to the outdoor dining area shall be available only through the interior of the restaurant, except during an emergency when a patio fence exit gate may be utilized as shown in Option A, B, or C (see case file).
8. This permit shall apply only to Hondos Restaurant located on Parcel 748-761-5133 and shall not apply to any other business in the shopping center.
9. Prior to the operation of the outdoor dining area, the applicant shall submit a site plan of the outdoor dining area and obtain administrative approval from the Planning Department. The site plan shall show the design and layout of the outdoor dining area. Proffered conditions of rezoning case C-76C-87 apply. Such site plan shall show landscaping within or along the perimeter of the outdoor dining area to address the reduction and/or relocation any landscaping or trees to be consistent with POD-10-92.
10. Trash receptacles shall be provided and properly serviced to control litter generated by this use.
11. Outdoor dining furniture, fencing, and canopies shall be of durable material and complementary to exterior features of the building. Examples shall be submitted to the Planning Department and approved by the Planning Director at the time of site plan approval.
12. The outdoor dining area shall be constructed in general conformance with the floor plan attached as Option A, B, or C (see case file).
13. Televisions and other video display devices shall not be allowed in the outdoor dining area.
14. Prior to operation, the applicant shall consult with the Special Services Unit within the Division of Police to discuss crime prevention recommendations and conduct a security survey of the property and restaurant operations. The applicant shall implement mutually agreed upon security recommendations.
15. Prior to the operation of the outdoor dining area, the applicant shall convert an existing extra loading dock located on the parcel back to parking spaces per POD-10-92 in order to provide 7 additional parking spaces. The parking spaces shall be shown on the outdoor dining area site plan submitted to the Planning Department for administrative approval.

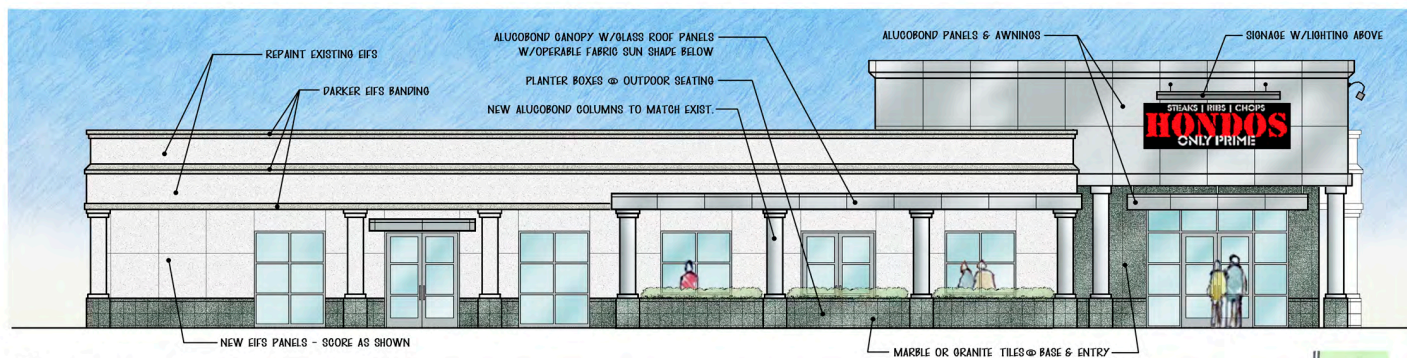
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

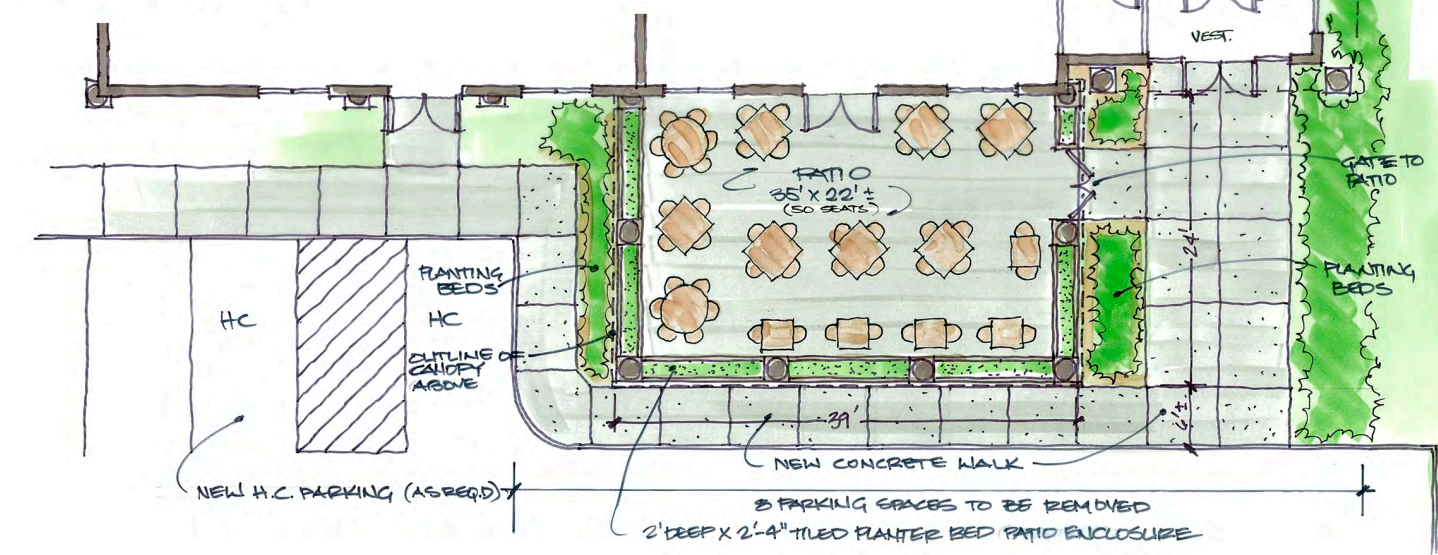
A handwritten signature in black ink, appearing to read "Virgil R. Hazelett". The signature is fluid and cursive, with a large initial "V" and "H".

Virgil R. Hazelett, P.E.
County Manager

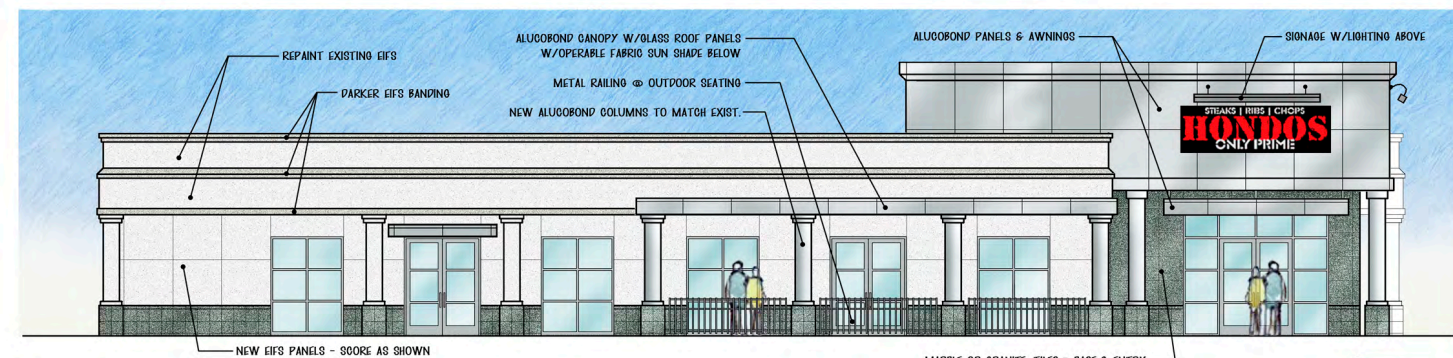
pc: Grace Holdings, L.L.C.
James W. Theobald, Esq.
J. Thomas O'Brien, Jr., Esq.
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



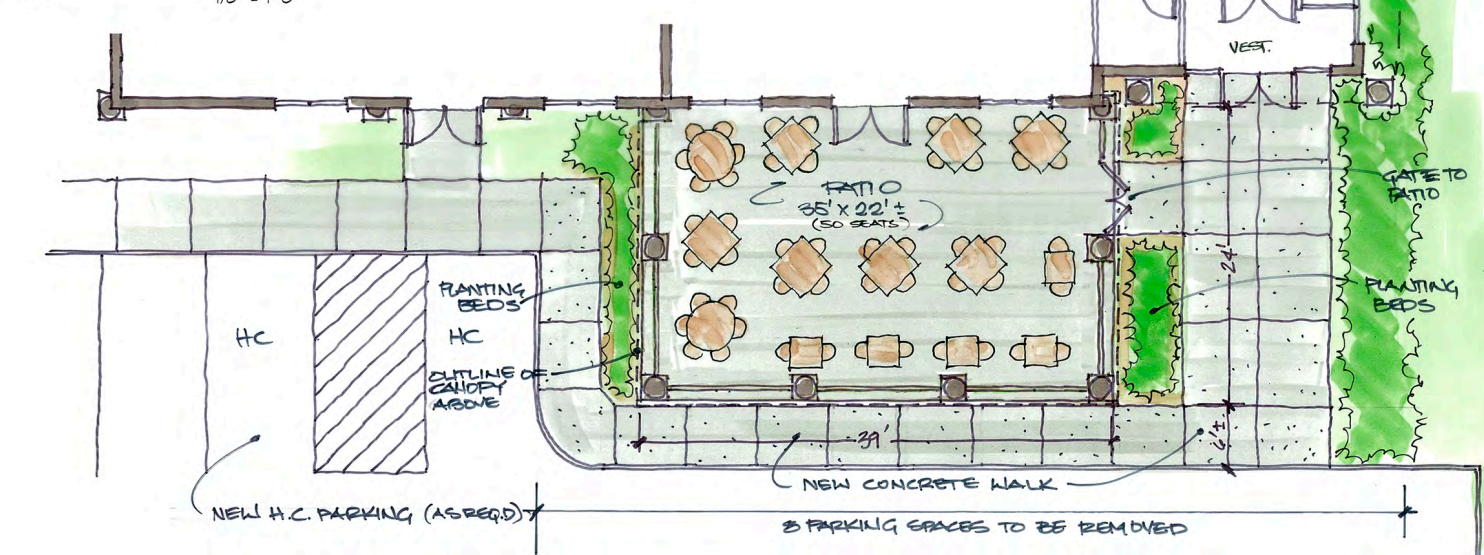
2 SOUTH ELEVATION
1/8" = 1'-0"



OPTION A



2 SOUTH ELEVATION 'B'
1/8" = 1'-0"



OPTION B

