

PUP2013-00007

Zoning

Outdoor Dining
Brookland District
400

PS February 2013

Ref: 773-736-2198



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

July 16, 2013

Federal Realty Investment Trust
Attn: Mr. John Tschiderer,
Vice President Development
1626 East Jefferson Street
Rockville, MD 20852

Re: Provisional Use Permit PUP2013-00007

Dear Mr. Tschiderer:

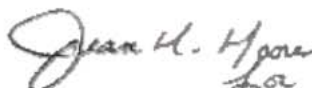
The Board of Supervisors at its meeting on July 9, 2013, granted your request under Sections 24.58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow outdoor dining for a proposed restaurant on part of Parcel 773-736-2198, subject to the following conditions:

1. There shall be no use of outdoor speakers.
2. The operator shall not permit food preparation outside the enclosed building.
3. The wall/fence enclosing the outdoor dining areas shall be limited in height to 48 inches.
4. 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 areas.
5. Access to the outdoor dining areas shall be available only through the interior of the restaurant, except during an emergency when patio fence exit gates may be utilized.
6. This permit shall apply only to American Tap Room, is non-transferrable, and shall not apply to any other business in The Shops at Willow Lawn shopping center.
7. Trash receptacles shall be provided and properly serviced to control litter generated by this use.
8. Outdoor dining furniture, fencing, and canopies shall be of durable material and complementary to exterior features of the building.
9. The outdoor dining areas shall be constructed in general conformance with the layouts and images depicted in Exhibits A – C (see case file).

10. Televisions and other video display devices shall not be allowed in the outdoor dining areas.
11. 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 resulting from this review.
12. Any fire pit shall be substantially similar to the style shown on Exhibit B (see case file). The fire pit shall also include safety features to be approved by the Fire Marshal and Director of Planning such as a dome-shaped wrought iron grate cover and matching wrought iron style fencing atop or beside the pit to prevent sitting on the brick ledge.
13. A clear, continuous, and unobstructed pedestrian path not less than 5 feet in width shall be required for pedestrian circulation between the outdoor dining area and the sidewalk curb.

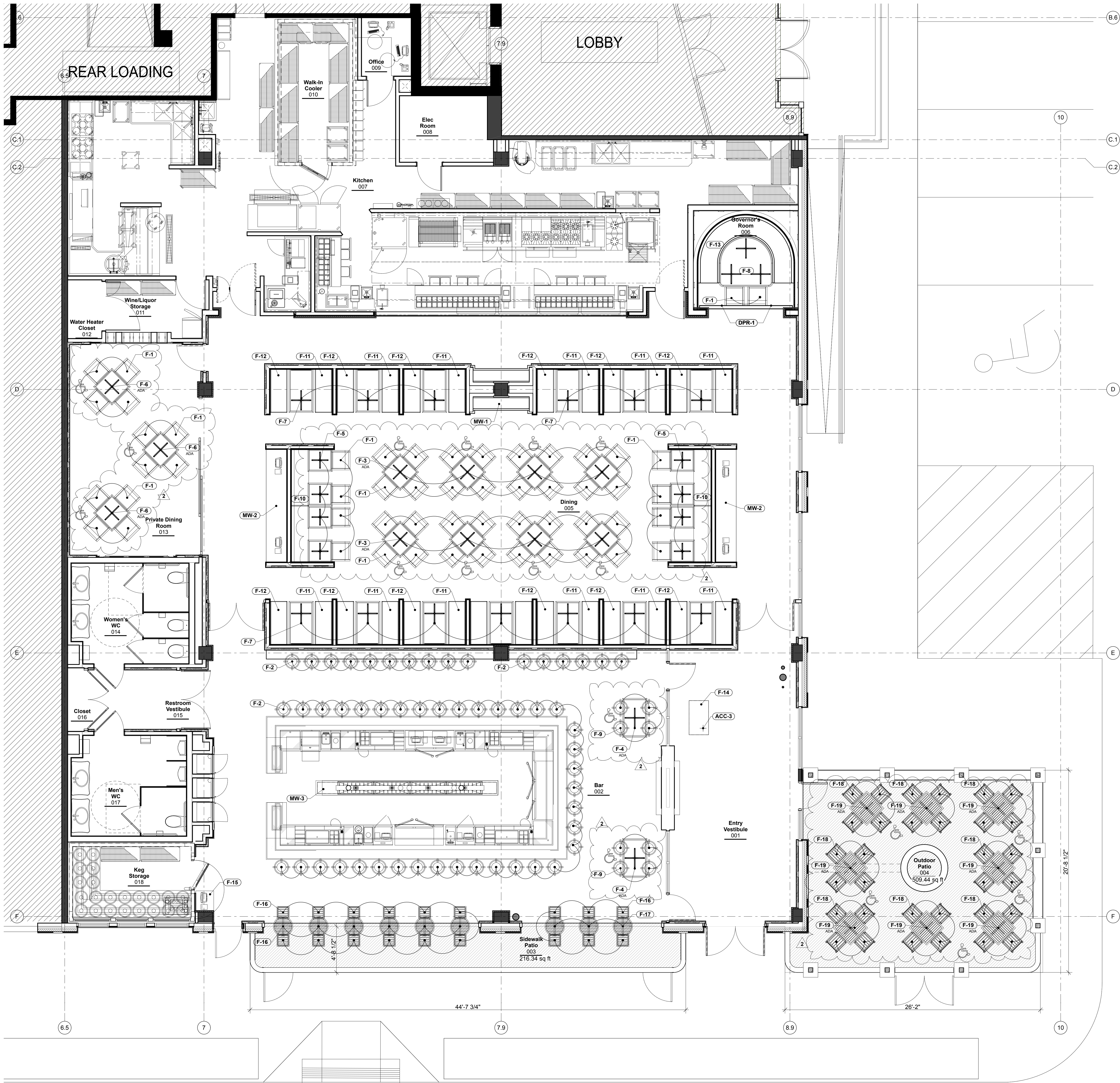
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



John A. Vithoulkas
County Manager

pc: Gloria L. Freye, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



Millwork & Furniture Plan Legend

- (F-1)** Furniture or Millwork Tag
Furniture Compliant with 2003 ICC/ANSI A117.1
Book Case Millwork: See Details on A7.02.
- (MW-1)** Service Station Millwork: WD-1 Exterior Finish. Black Melamine Interior Finish. Coordinate design with client's programming for these elements. For pricing purposes assume multiple shelves, doors, and drawers with a counter height of 36" AFF.
- (MW-2)** Back Bar Millwork: See A3.11 and 5/A7.01.
- (MW-3)** Seating area compliant with 2003 ICC/ANSI A117.1

Millwork & Furniture Plan Key

See Schedule on Sheet A0.02

Millwork & Furniture Sheet Notes

- A. See Schedule on Sheet A0.02
- B. Contractor to submit shop drawings for all millwork, wainscoting, guardrails, patio trellis, ceiling beams, millwork surrounds, etc. to Architect for comment and approval.

NOTE: THIS PLAN IS FOR GENERAL CONTRACTOR INFORMATION ONLY.

All furniture and furnishings shall be owner furnished and owner installed (OFOI), unless otherwise noted. G.C. to coordinate blocking locations with furniture.

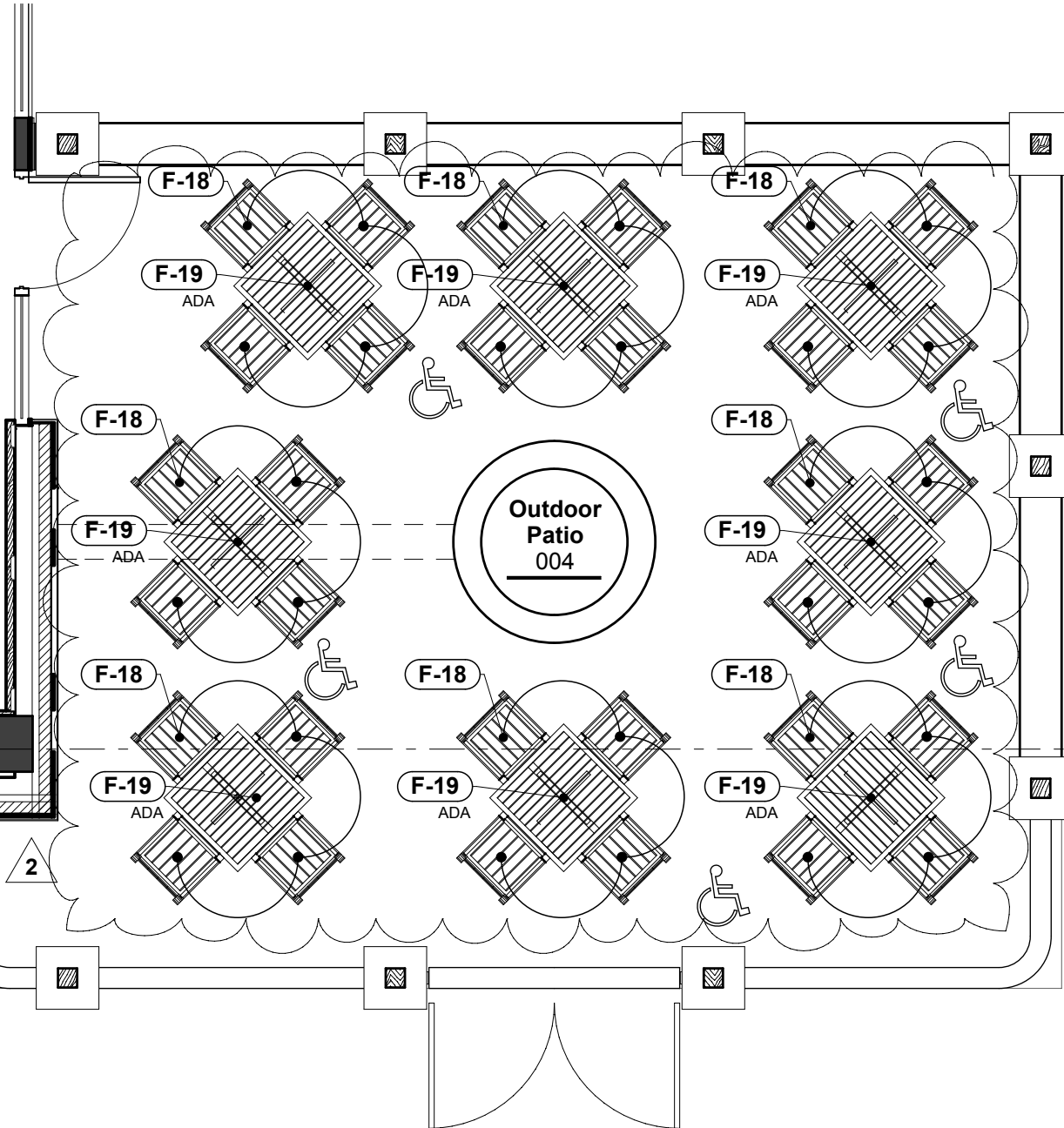
Refer to Food Service Drawings for equipment types and schedules. See KEC Special Conditions sheets for items requiring GC coordination and responsibility.

All furniture, furnishings, and millwork dimensions to be verified in field prior to purchase or construction especially where such dimensions are set or influenced by built elements such as walls, ceilings, columns, etc.

EXHIBIT A

PUP2013-00007

**Entry
Vestibule
001**



PUP2013-00007



EXHIBIT B

PUP2013-00007



EXHIBIT C

PUP2013-00007