





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

August 19, 2014

Zoës Kitchen  
Attn: Mr. Matt Wells  
5700 Granite Parkway #455  
Plano, TX 75024

Re: Provisional Use Permit PUP2014-00015

Dear Mr. Wells:

The Board of Supervisors at its meeting on August 12, 2014, granted your request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow outdoor dining for a restaurant on part of Parcel 736-762-7338, subject to the following conditions:

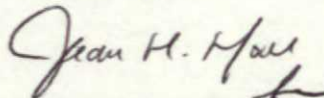
1. The outdoor dining area shall not be in operation between 10:00 p.m. and 7:00 a.m.
2. Any outside speakers or sound system shall comply with the following standards:
  - a. Sound systems shall be equipped with controls permitting full volume adjustment.
  - b. Sound from the system shall not be audible beyond the property lines of the development.
  - 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 fence enclosing the outdoor dining area shall be limited in height to 36 inches.
5. A clear, continuous, and unobstructed pedestrian path not less than 60 inches in width shall be required for pedestrian circulation between the outdoor dining area and the sidewalk curb.
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 the patio fence exit gate may be utilized.
8. This permit shall apply only to Zoës Kitchen and shall not apply to any other business in The Corner at Short Pump.
9. The outdoor dining area shall comply with proffered conditions of rezoning case C-65C-07.
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.
12. The outdoor dining area shall be constructed in general conformance with the elevations and layout depicted in "Exhibit A" and "Exhibit B" (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.

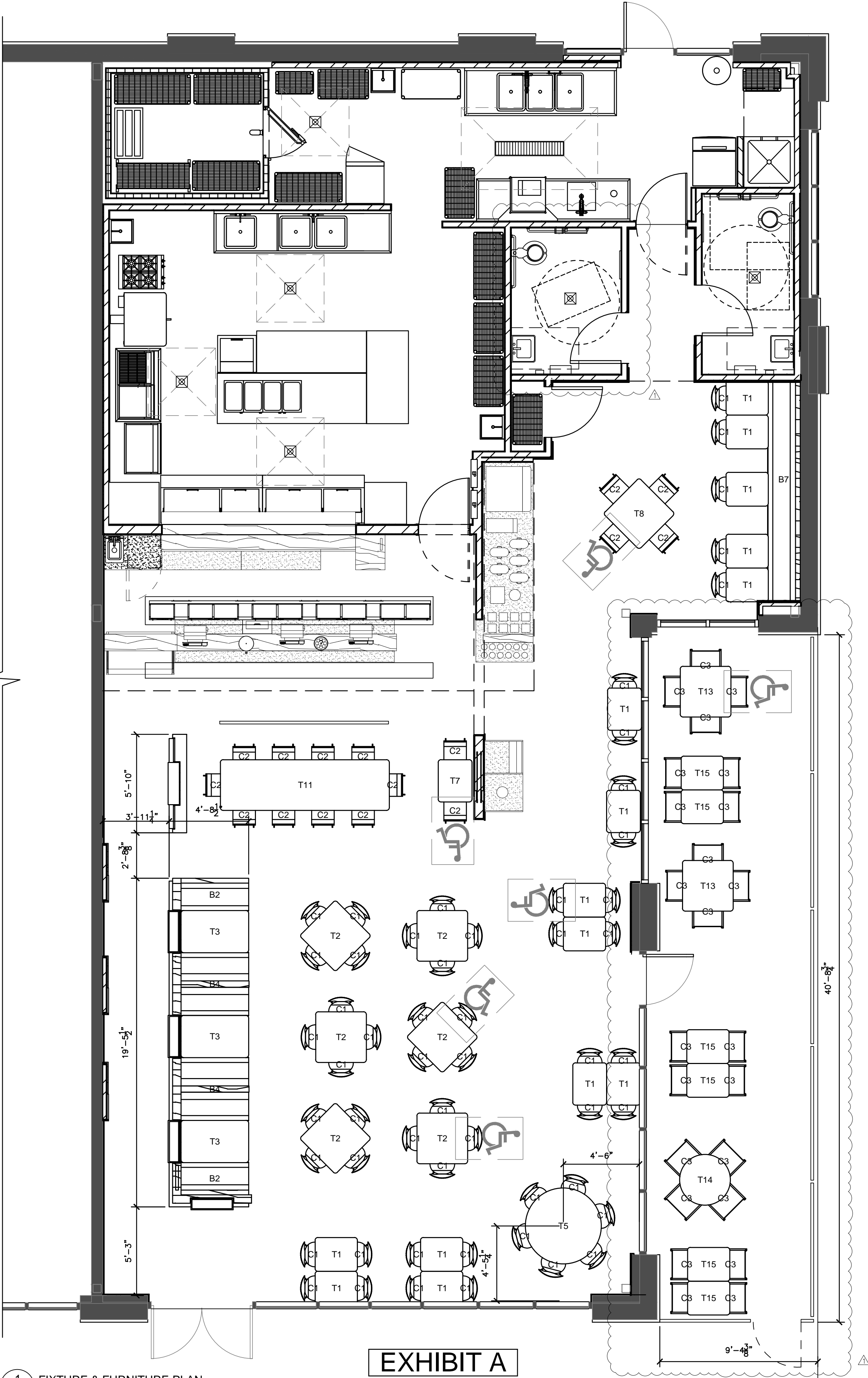
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

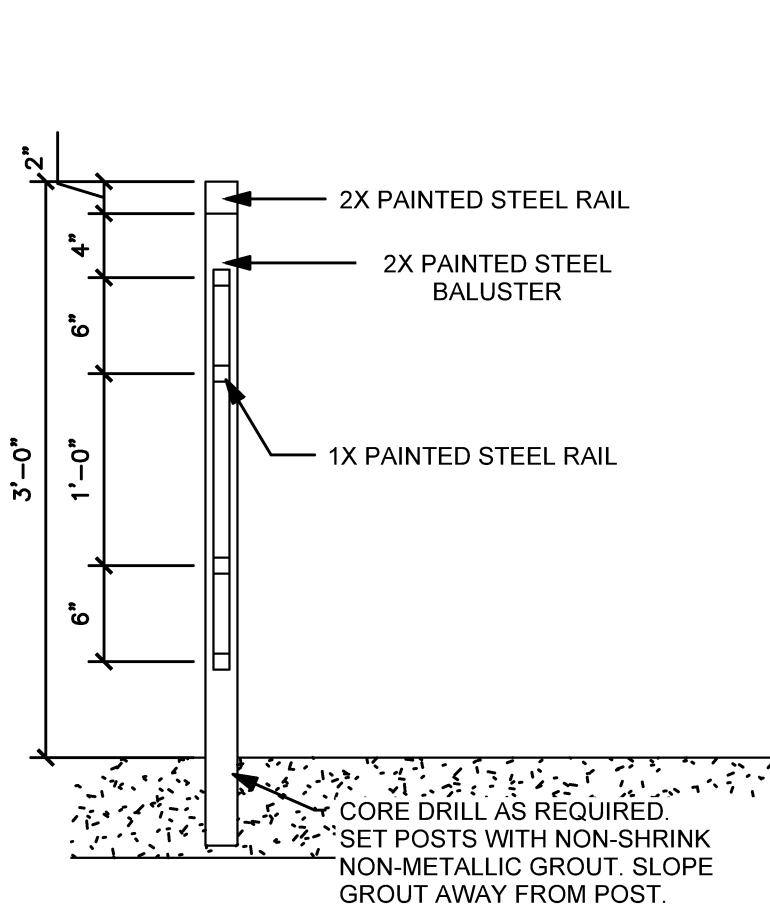
Sincerely,



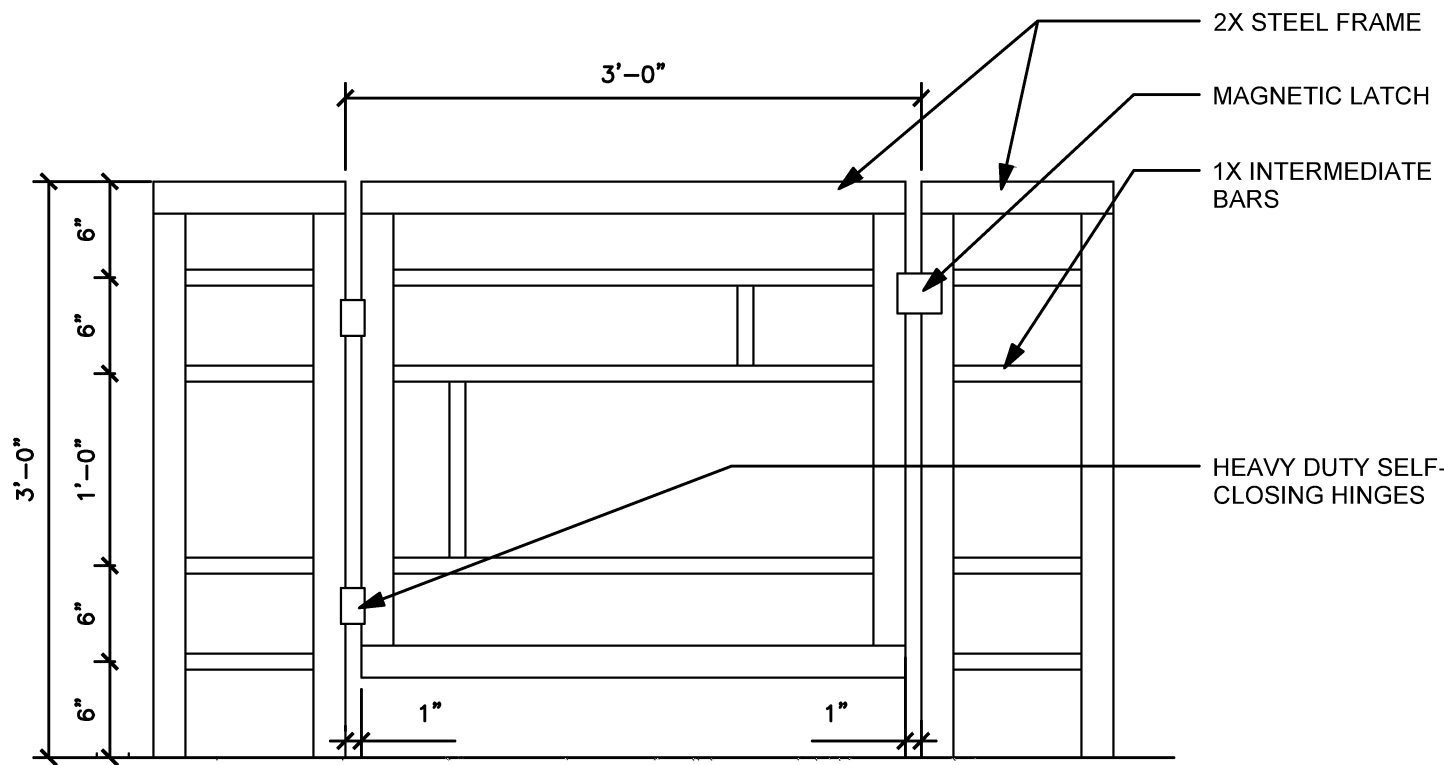
John A. Vithoulkas  
County Manager

pc: Short Pump Investors, LLC  
Director, Real Estate Assessment  
Police, Special Services

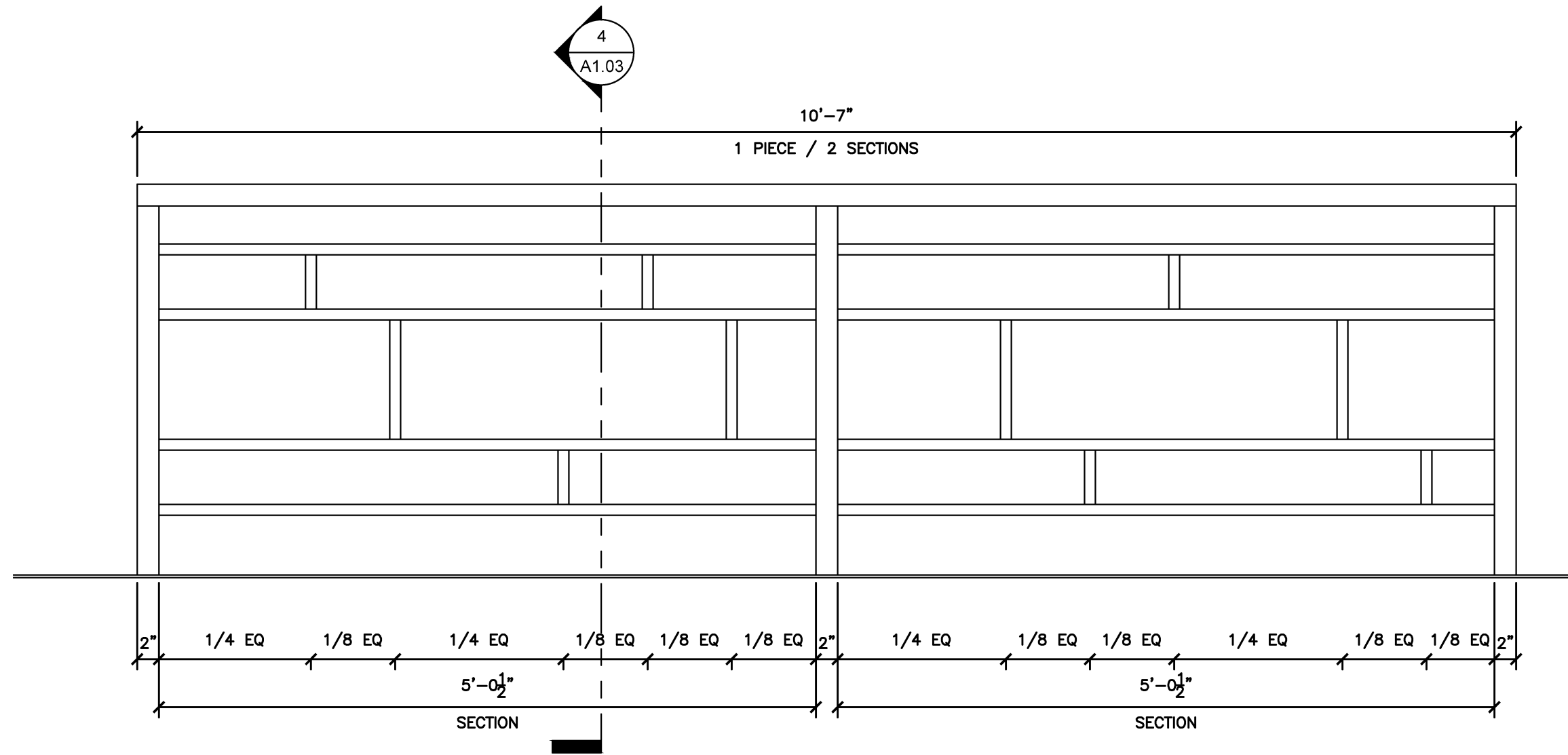




4 TYP. PATIO RAIL SECTION  
A1.03 1" = 1'-0"

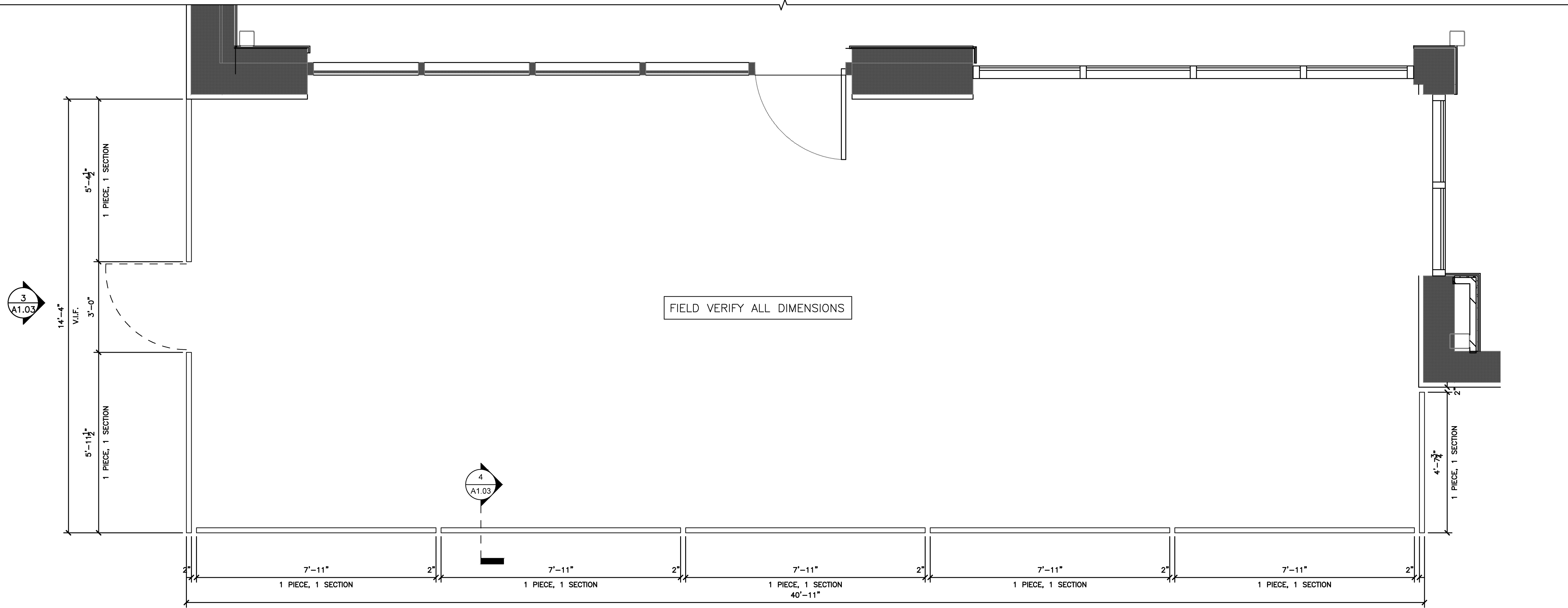


3 TYP. PATIO GATE  
A1.03 1" = 1'-0"



2 TYP. RAILING ELEVATION  
A1.03 1" = 1'-0"

NOTE:  
ALL SECTIONS TO BE EQ. IN EACH PIECE.



1 PATIO PLAN  
A1.03 1/2" = 1'-0"

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ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

