



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

June 16, 2015

FM RVA LLC
Attn: Ms. Hilda Staples
900 Rosemont Avenue
Frederick, MD 21701

Re: Provisional Use Permit PUP2015-00005

Dear Ms. Staples:

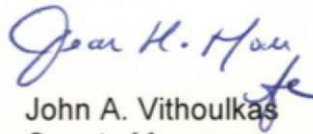
The Board of Supervisors at its meeting on June 9, 2015, approved your request for a Provisional Use Permit under Sections 24-58.2(d), 24-120, and 24-122.1 of the County Code in order to allow outdoor dining for an existing restaurant (Family Meal) in Willow Lawn Shopping Center, on part of Parcel 773-736-2198, located approximately 825' south of the intersection of W. Broad Street (U.S. Route 250) and Willow Lawn Drive, subject to the following conditions:

1. 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.
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 Family Meal, 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. Prior to operation of the outdoor dining area, the applicant shall submit a site plan of the restaurant and outdoor dining area and obtain Administrative Approval from the Planning Department. The site plan shall show the relocation of any displaced landscaping to ensure compliance with the approved Willow Lawn Redevelopment - Phase 2 Landscape Plan (see case file).
10. The outdoor dining areas shall be constructed in general conformance with the layouts and images depicted in Exhibits A1, A2, B1, and B2 and be limited to no more than 1,000 square feet. Fencing shall be consistent with Exhibit C (see case file).
11. Televisions and other video display devices shall not be allowed in the outdoor dining areas.
12. 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.
13. If a fire pit or other outdoor heating element is installed at a future time, details of its design and use shall be submitted to the Director of Planning and approved by the Fire Marshal and Planning Director to ensure safety features are in place.

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: Federal Realty Investment Trust
Gloria L. Freye, Esquire
Director, Real Estate Assessment
Police, Special Services

BUILDING A

RETAIL
TENANT
FFE=212.50

RETAIL
TENANT
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FFF=212.50

VACANT

BUILDING D

DOTS

CONC. WALK

HALLMARK

ARMED FC
CAREE
CENTE

VACANCY

CONCRE

ONE WAY

UGB

EXHIBIT A1

PUP2015-00005

OUTDOOR SEATING AREA ALTERNATE 1A
1"=10'-0"
2 JULY 2014

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Willow Lawn | Family Meal

March 18, 2015

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EXHIBIT B2

PUP2015-00005



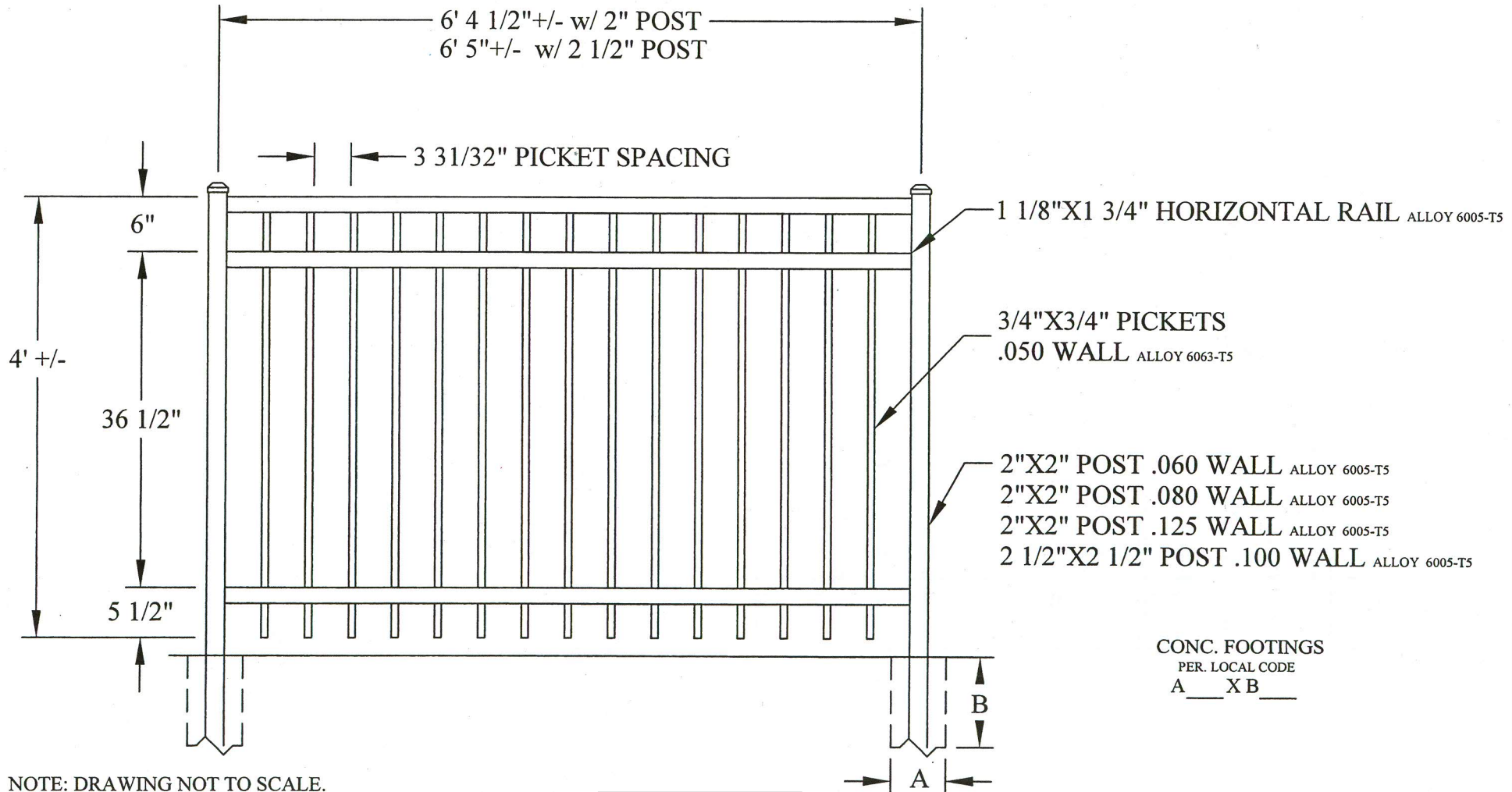


EXHIBIT C

EFF-20
COMMERCIAL

COLOR

PUP2015-00005

OWNER/CONTRACTOR

DATE