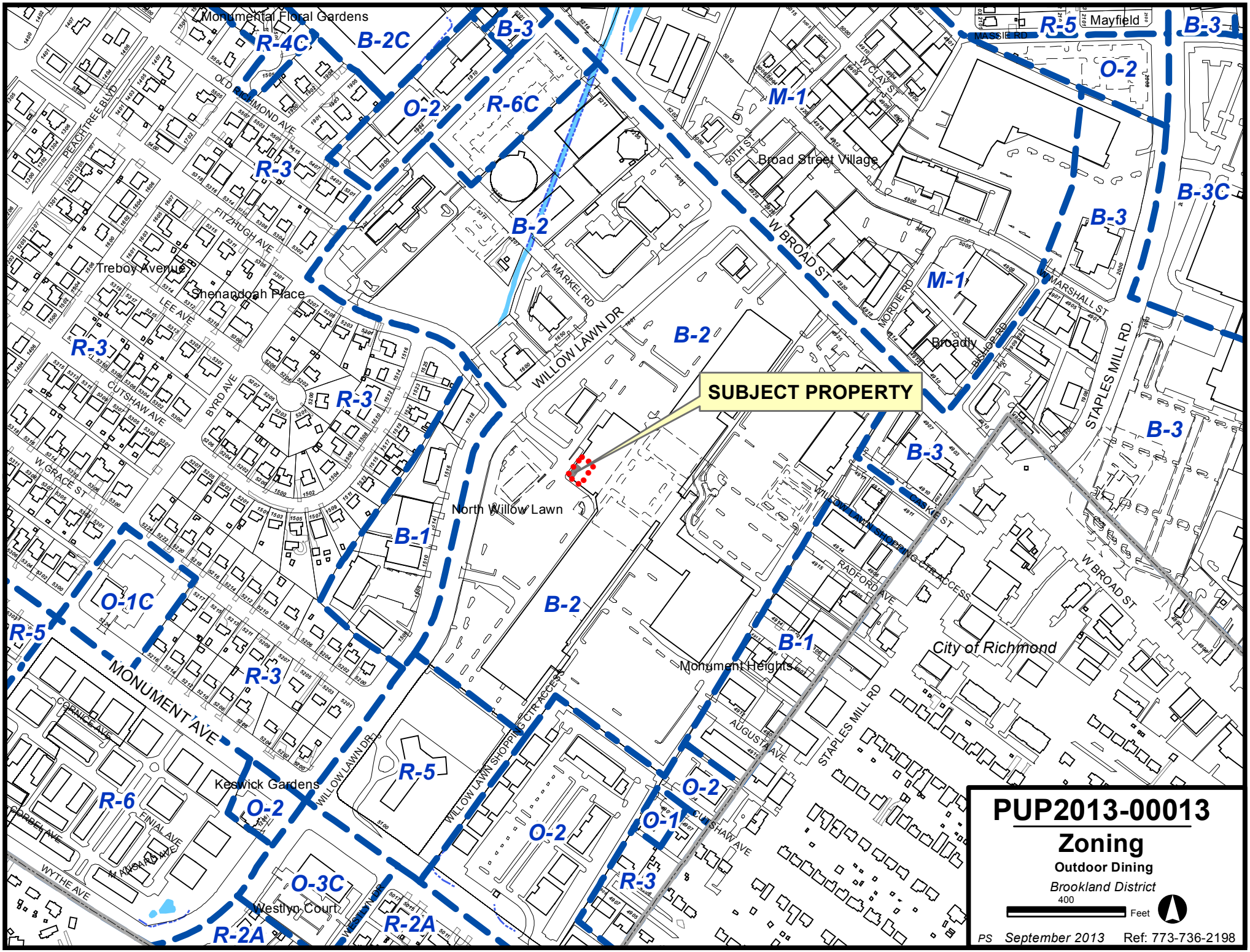

SUBJECT PROPERTY
Monumental Floral Gardens
Mayfield
Broad Street Village
Treboy Avenue
Shenandoah Place
North Willow Lawn
Broadly
City of Richmond
Monument Heights
Keswick Gardens
Westlyn Court
W BROAD ST
MONUMENT AVE
WILLOW LAWN DR
STAPLES MILL RD
MARKEL RD
MORDIE RD
MARSHALL ST
CUTSHAW AVE
RADFORD AVE
AUGUSTA AVE
WILLOW LAWN SHOPPING CTR ACCESS
R-4C
B-2C
B-3
R-5
O-2
R-6C
M-1
B-3C
R-3
B-2
B-1
O-1C
R-6
O-3C
R-2A
O-1
PUP2013-00013
Zoning
Outdoor Dining
Brookland District
400
Feet
PS September 2013 Ref: 773-736-2198

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

December 17, 2013

Zoe's Kitchen
Attn: Mr. Matthew Wells
5700 Granite Parkway
Granite Park II, Suite 455
Plano, TX 75024

Re: Provisional Use Permit PUP2013-00013

Dear Mr. Wells:

The Board of Supervisors at its meeting on December 10, 2013, 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 in order to allow outdoor dining for a restaurant (Zoës Kitchen) 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 Zoe's Kitchen, 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 - E (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. If a fire pit or other outdoor heating element is proposed at a future time, an administrative plan with the details of the fire pit design shall be submitted for review and Director of Planning approval.

13. Improvements made to enclose the dumpster area on the western side of the building shall be of a durable, low-maintenance material compatible with the remainder of the building.

14. The outdoor dining area shall be an accessory use to the indoor restaurant and shall not operate as a stand-alone service.

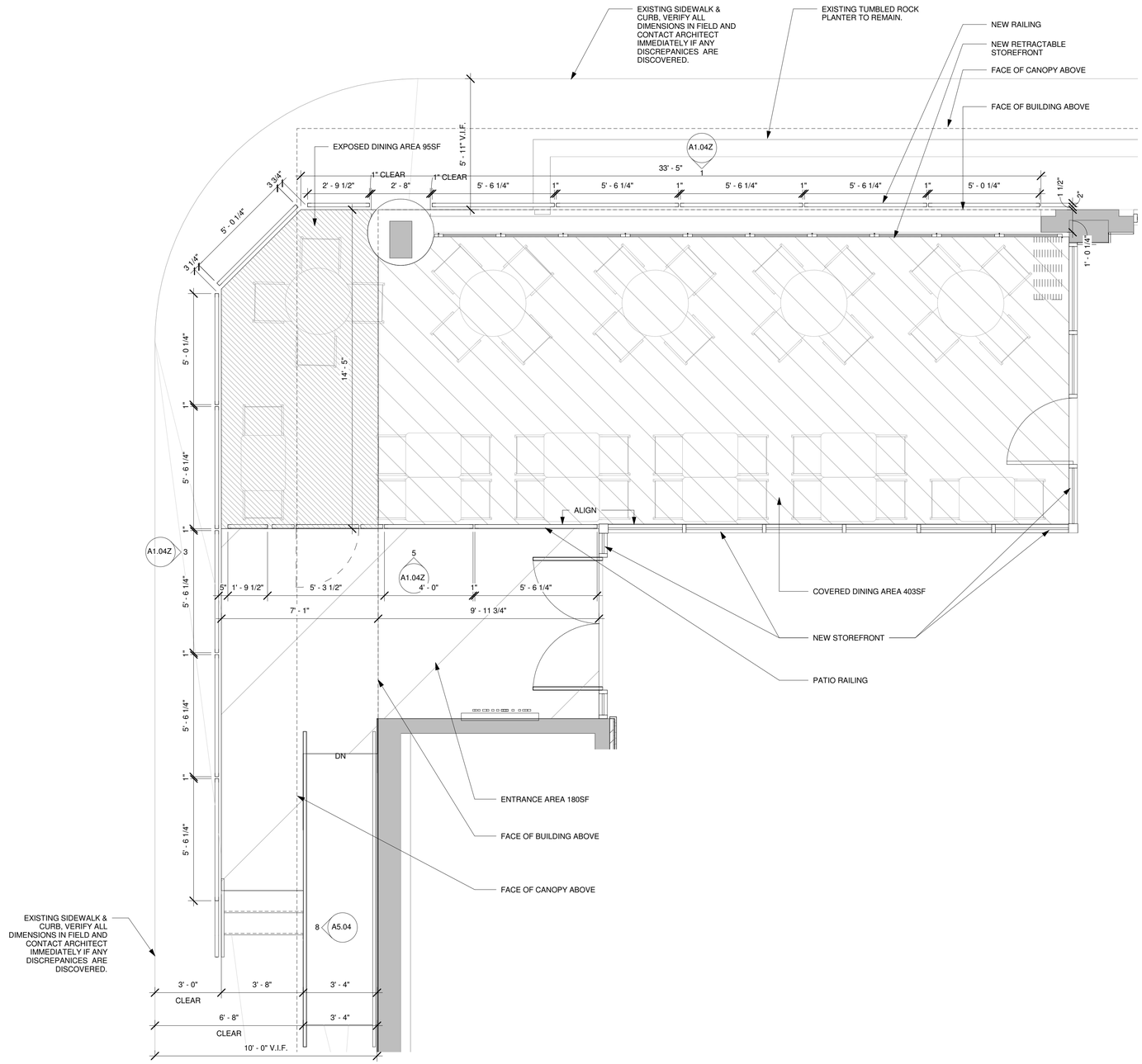
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

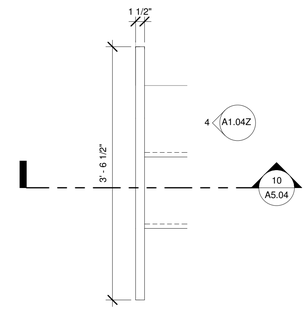
Jean H. Hoore
for

John A. Vithoulkas
County Manager

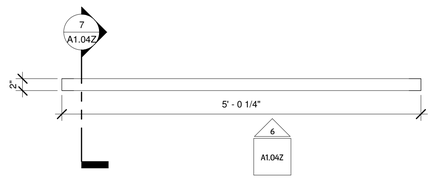
pc: Federal Realty Investment
Gloria L. Freye, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



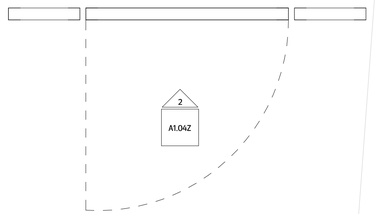
1 A1.03Z ENLARGED PATIO PLAN
3/8" = 1'-0"



4 A1.03Z ENLARGED STAIR RAILING PLAN
1" = 1'-0"



3 A1.03Z ENLARGED PATIO RAILING PLAN
1" = 1'-0"



2 A1.03Z ENLARGED PATIO RAILING GATE PLAN
1" = 1'-0"

EXHIBIT A

PUP2013-00013

111313

Zoës Kitchen - WILLOW LAWN

1601 Willow Lawn Drive, Richmond, Virginia

ZOËS KITCHEN™

Tobin Starr + Partners
ARCHITECTURE : PLANNING : DESIGN
Tobin Starr + Partners, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200 F: 704 377 5201
www.tobinstarr.com

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SHEET TITLE

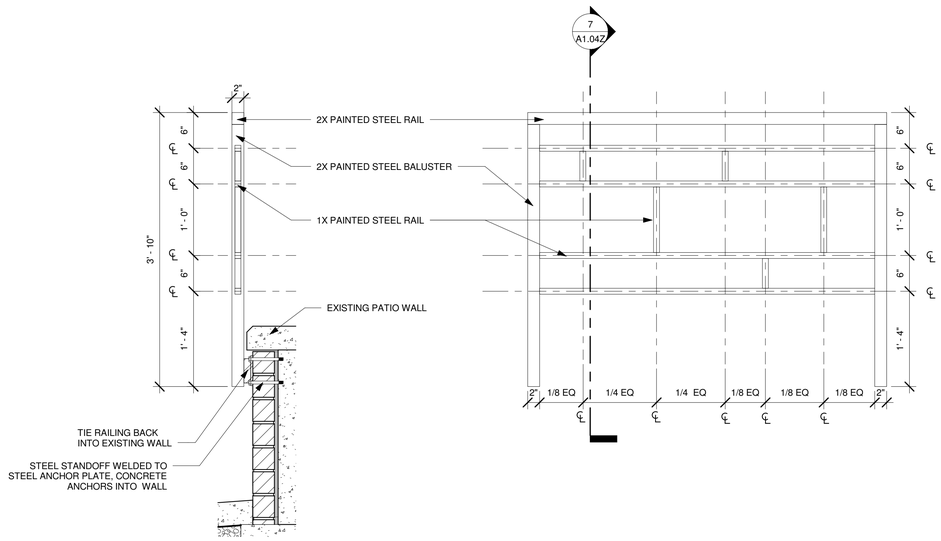
PATIO PLAN

COMMONWEALTH OF VIRGINIA
STEVEN TOBIN STARR
Lic No. 0401016475
10/8/2013
ARCHITECT

SHEET NUMBER

A1.03Z

Tobin Starr + Partners Project | 13ZK013



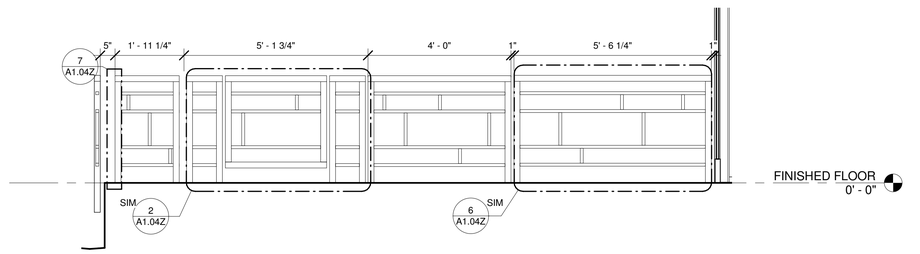
7 A1.04Z TYP. PATIO RAILING SECTION DETAIL
1" = 1'-0"

NOTES:

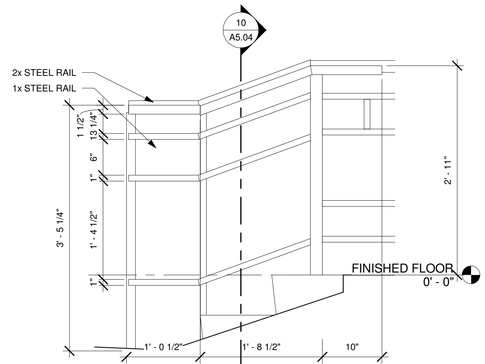
1. ALL RAILINGS TO BE CHARCOAL SATIN POWDER COATED STEEL

2. ALL RAILING SECTIONS TO BE EQUAL CENTERED ON OVERALL RUNS. SECTIONS TO BE 4'-0" MIN TO 6'-0" MAX WHERE POSSIBLE

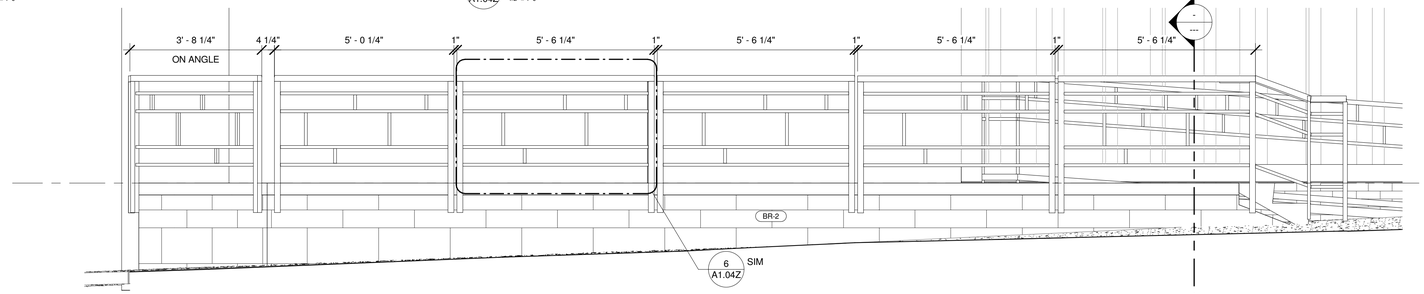
3. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION



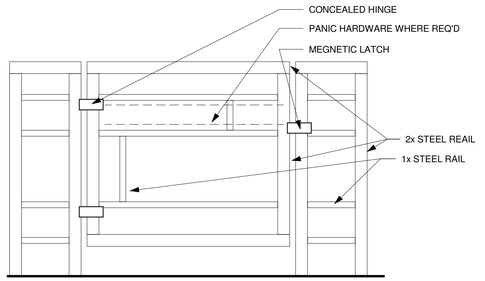
6 A1.04Z TYP. PATIO RAILING ELEVATION
1" = 1'-0"



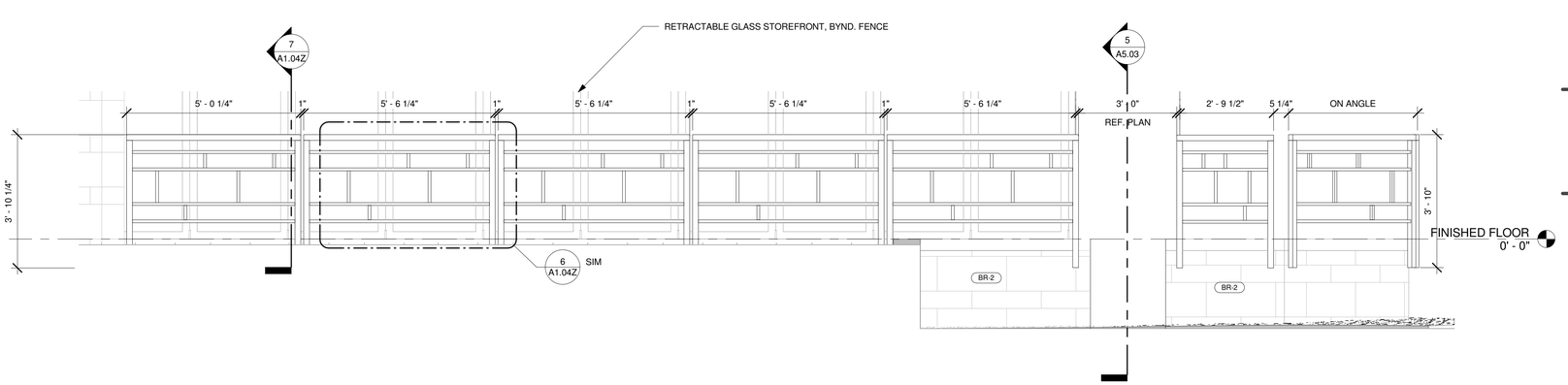
4 A1.04Z STAIR RAILING ELEVATION
1" = 1'-0"



5 A1.04Z PATIO ELEVATION C
1/2" = 1'-0"



2 A1.04Z TYP. PATIO GATE ELEVATION
1" = 1'-0"



3 A1.04Z PATIO ELEVATION B
1/2" = 1'-0"

1 A1.04Z PATIO ELEVATION OF A
1/2" = 1'-0"

EXHIBIT B

PUP2013-00013

Zoës Kitchen - WILLOW LAWN

1601 Willow Lawn Drive, Richmond, Virginia

ZOËS KITCHEN™

Tobin Starr + Partners
ARCHITECTURE : PLANNING : DESIGN
Tobin Starr + Partners, PLLC
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www.tobinstarr.com

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PATIO DETAILS

SHEET NUMBER

A1.04Z

Tobin Starr + Partners Project | 13ZK013

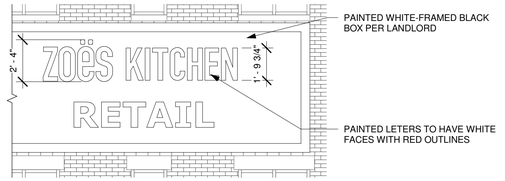
SIGNAGE NOTES:

1. SIGNAGE IS UNDER A SEPARATE PERMIT AND IS TO BE PROVIDED BY SIGNAGE VENDOR

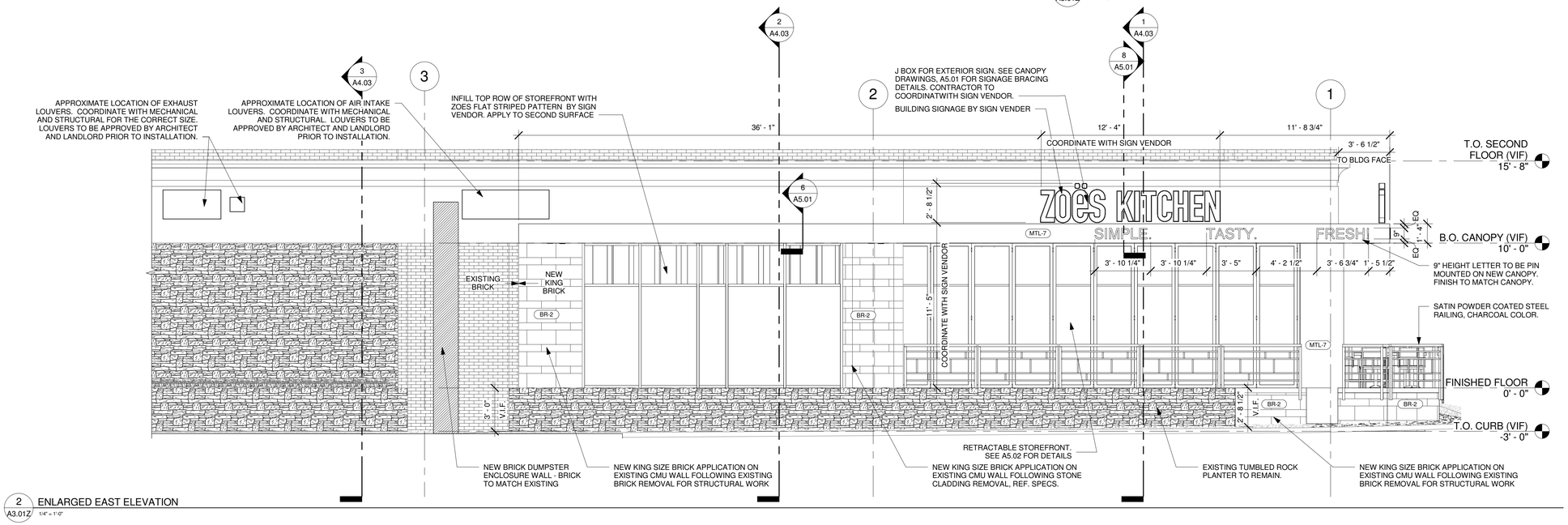
2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE WITH SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION

3. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT/FRAMING CONNECTIONS ACCORDINGLY.

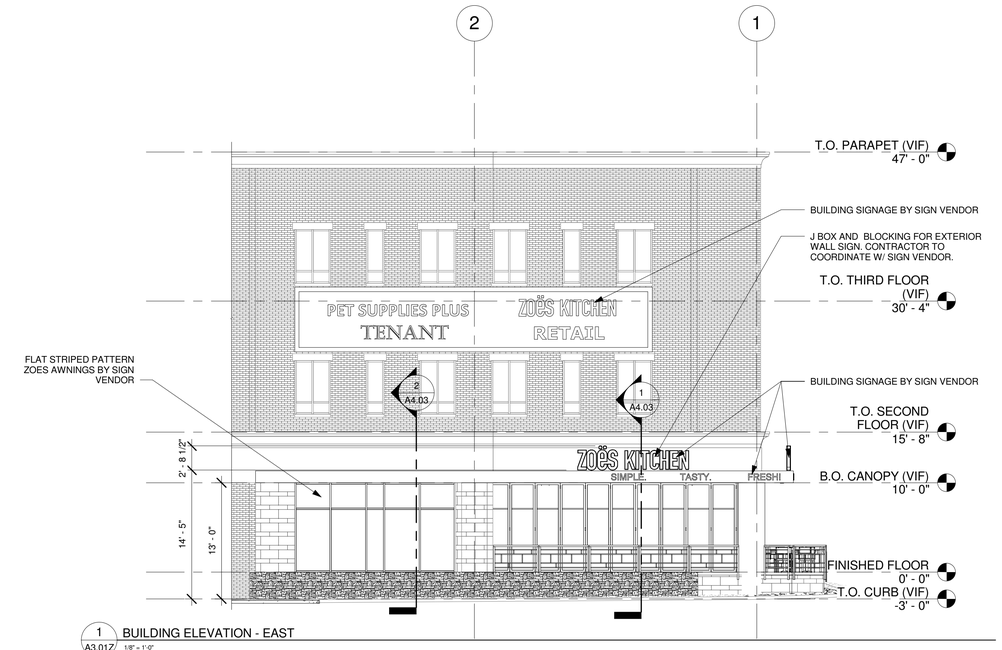
SIGNAGE IS UNDER A SEPARATE PERMIT AND IS TO BE PROVIDED BY SIGNAGE VENDOR



3 A3.01Z EAST ELEVATION - SIGNAGE 1/4" = 1'-0"



2 A3.01Z ENLARGED EAST ELEVATION 1/4" = 1'-0"



1 A3.01Z BUILDING ELEVATION - EAST 1/8" = 1'-0"

EXHIBIT C

PUP2013-00013

Zoës Kitchen - WILLOW LAWN

1601 Willow Lawn Drive, Richmond, Virginia

ZOËS KITCHEN™

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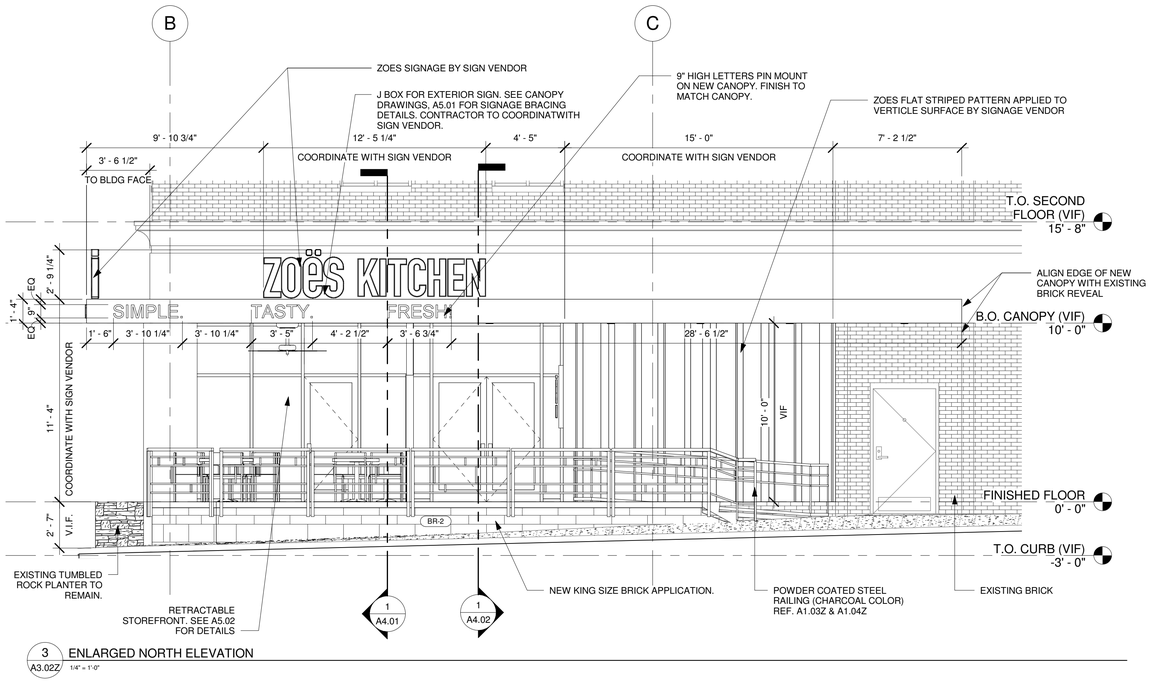
EXTERIOR ELEVATIONS

SHEET NUMBER

A3.01Z

Tobin Starr + Partners Project | 13ZK013



3 A3.02Z ENLARGED NORTH ELEVATION 1/4" = 1'-0"

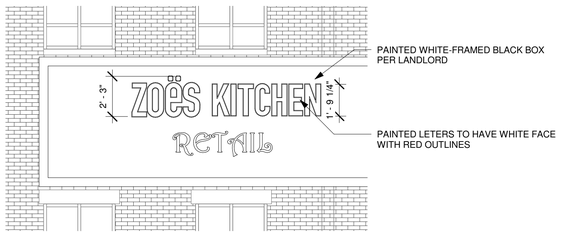
SIGNAGE NOTES:

1. SIGNAGE IS UNDER A SEPARATE PERMIT AND IS TO BE PROVIDED BY SIGNAGE VENDOR

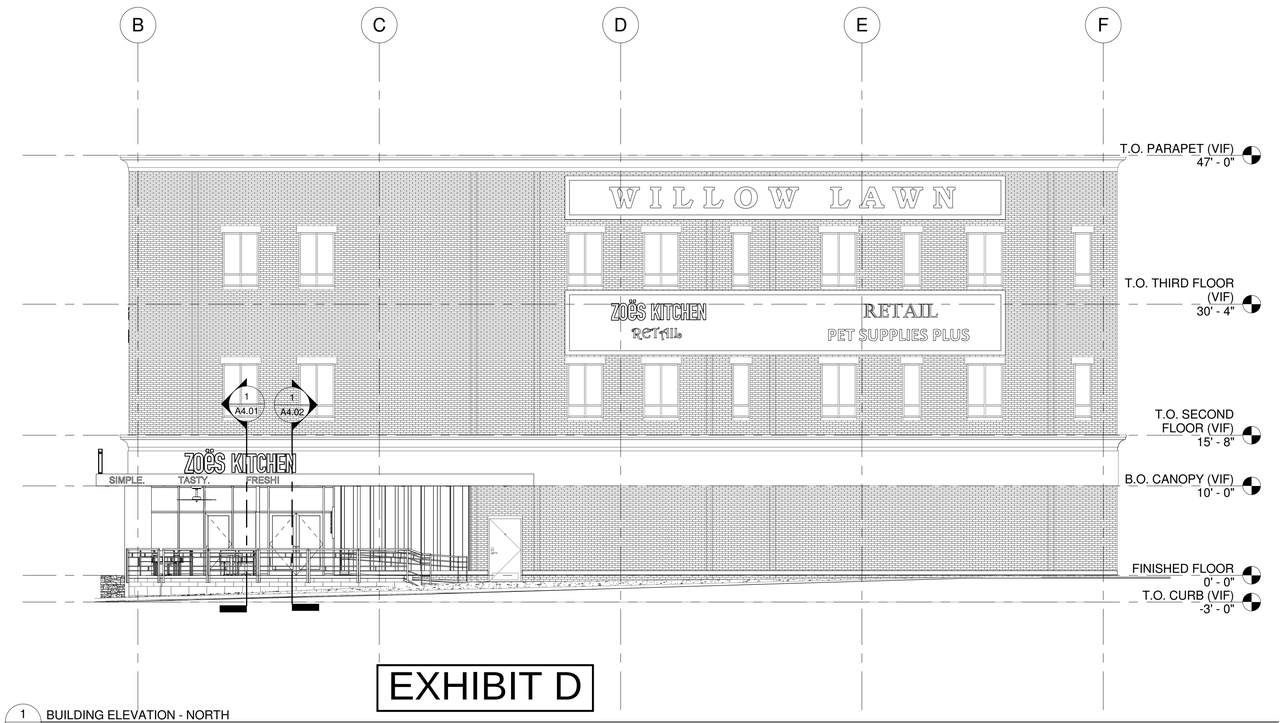
2. CONTRACTOR TO PROVIDE POWER TO SIGN PER ELECTRICAL DRAWINGS. COORDINATE WITH SIGN VENDOR FOR REQUIREMENTS AND SIGNAGE LOCATION

3. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR MOUNTING DETAILS. CONTRACTOR TO PROVIDE NECESSARY BLOCKING AND SUPPORT/FRAMING CONNECTIONS ACCORDINGLY.

SIGNAGE IS UNDER A SEPARATE PERMIT AND IS TO BE PROVIDED BY SIGNAGE VENDOR



2 A3.02Z SIGNAGE - NORTH ELEVATION 1/4" = 1'-0"



1 A3.02Z BUILDING ELEVATION - NORTH 1/8" = 1'-0"

EXHIBIT D

PUP2013-00013

Zoës Kitchen - WILLOW LAWN

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ZOËS KITCHEN™

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