

PUP-2025-100508

Zoning

Patio for Restaurant

Tuckahoe District

400

Feet



PS March 2025

Ref. 756-737-9710



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

June 17, 2025

Nader Hagez
11509 Sethwarner Drive
Glen Allen, VA 23059

RE: Provisional Use Permit PUP-2025-100508

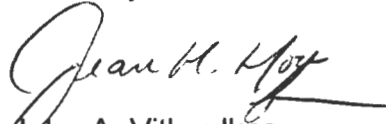
Dear Mr. Hagez:

The Board of Supervisors, at its meeting on June 10, 2025, approved your request for a Provisional Use Permit under Sections 24-2306 and 24-4423 of Chapter 24 of the County Code to allow a restaurant patio to remain on part of Parcel 756-737-9710 on the east line of N. Ridge Road approximately 70' north of its intersection with Crest Road, subject to the following conditions:

1. This permit applies only to the outdoor dining area located at 403 N. Ridge Road, as shown on the exhibits in the case file.
2. Within 30 days of the approval of this permit, the applicant must submit a building permit application for the canopy structure.
3. Within 30 days of approval of this permit, the applicant must install one (1) additional bollard on the southwestern corner of the dining area.
4. The outdoor dining area must not be in operation between 10:00 p.m. and 8:00 a.m.
5. Any outside speakers or sound system must comply with the following standards:
 - a. Sound systems must be equipped with controls permitting full volume adjustment.
 - b. Sound from the system must not be audible beyond the property lines of the development.
 - c. Sound systems may be used only when outside dining is permitted.

6. Operators must not permit food preparation outside the enclosed building.
7. Outdoor dining area enclosures must be consistent with the exhibits in the case file.
8. Outdoor lighting fixtures must complement the style of the building. Lighting fixtures must not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and must illuminate only the outdoor dining areas.
9. Access to the outdoor dining area must be accessed through the existing sidewalk of the adjacent restaurant.
10. The existing sidewalk adjacent to the building, must remain clear, continuous, and unobstructed.
11. Trash receptacles must be provided and properly serviced to control litter generated by this use.
12. The outdoor dining areas must be located in general conformance with the layout depicted in the case file.
13. Televisions and other video display devices must not be visible from adjacent drive aisles and parking areas.
14. If a fire pit or other outdoor heating element is installed at a future time, details of its design and use must be submitted to the Director of Planning and approved by the Fire Marshal and Planning Director to ensure safety features are in place.

Sincerely,


John A. Vithoukás
County Manager

pc: Robins Family Limited Partnership
Director, Real Estate Assessment