

**PUP-2025-100585**

**Zoning**

Trade School

Tuckahoe District

400 Feet



PS March 2025

Ref. 763-751-4787



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulikas  
County Manager

June 17, 2025

Andrew Elsbury  
3314 Haydenpark Lane  
Henrico, VA 23233

RE: Provisional Use Permit PUP-2025-100585

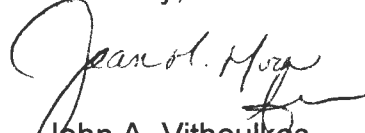
Dear Mr. Elsbury:

The Board of Supervisors, at its meeting on June 10, 2025, approved your request for a Provisional Use Permit under Section 24-2306 of Chapter 24 of the County Code to allow for a trade school on Parcel 763-751-4787 at the southeast intersection of Enterprise Parkway and Prestwick Road, subject to the following conditions:

1. The trade school (H&S Massage School) must only be in operation Monday through Friday between the hours of 7:00 am through 9:00 pm and Saturday through Sunday between 9:00 am through 5:00 pm.
2. All training services for members of the public will be provided by appointment only and not available for walk-in clients.
3. Any signage must be regulated by the Office District regulations identified in Section 24-5707 of the Zoning Ordinance. In addition, there shall be no banners or attention-getting devices.
4. Windows shall not be tinted or obscured by advertisements, posted, and/or visual obstructions.
5. There must be no outdoor speakers or sound systems.
6. This permit will only apply to the tenant space identified as Suite 101 in the Joyner Building located at 2727 Enterprise Parkway as shown in Exhibit A (see case file).

7. The trade school (H&S School of Massage) must provide a massage education program that is certified or approved by the State Council for Higher Education for Virginia (SCHEV).
8. In the event that evidence (i.e. police calls to the premises, complaints from other businesses or neighbors) indicates that the operation of the massage school use is having an adverse effect (i.e. increased public nuisance, loitering, excessive noise outside the building, etc.) on the surrounding area, the Board of Supervisors may hold a public hearing to considering revoking the provisional use permit.

Sincerely,



John A. Vithoulkas  
County Manager

pc: D&D Enterprise Parkway LLC  
Director, Real Estate Assessment

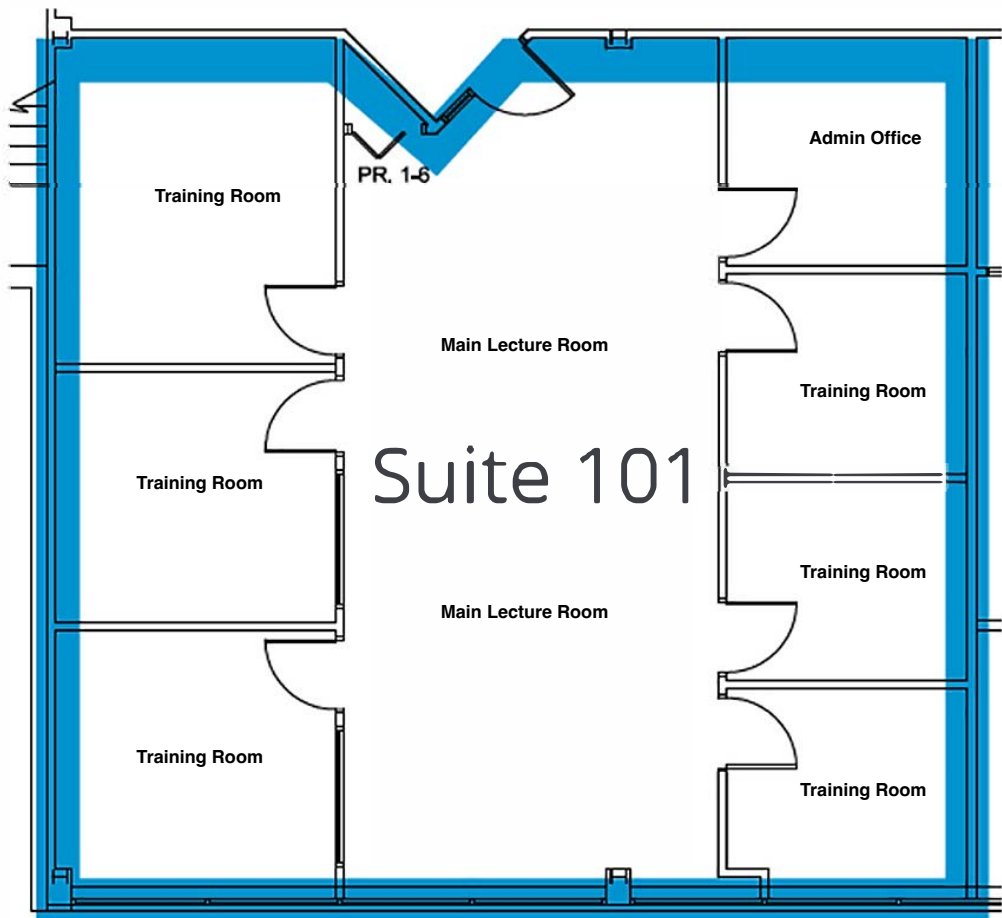


EXHIBIT A

PUP-2025-100585