

Telephone and Fax
(340) 364-4943



Post Office Box 104
The Plains, Virginia 20198

March 16, 2015

Mr. William Waybourn
Front Porch Market and Grill, LLC
6483 Main Street
The Plains, VA 20198

RE: Special Use Permit for a Restaurant as defined by the Zoning Ordinance at
6483 Main Street, The Plains, VA; Tax ID#: 6989-97-5792/5787/5743/5637;
Front Porch Market and Grill, LLC

Dear Mr. Waybourn:

This letter is to confirm that the Town of The Plains, Virginia approved your
request for a Special Use Permit (SUP) for a Restaurant Use with conditions on
March 16, 2015 at a regular meeting of the Town Council.

SPECIAL USE PERMIT FOR OPERATION OF A RESTAURANT AT:
Front Porch Market and Grill, LLC, 6483 Main Street, The Plains, VA 20198
Tax ID#: 6989-97-5792/5787/5743/5637

Applicant:

Mr. William Waybourn, 675 Zachary Taylor Highway, Flint Hill, VA 22627

Owner:

The Plains Real Estate, LLC, 10 E. Main Street, Middleburg, VA 20118

Special Use Permit Conditions of Approval and Operation:

Condition #1

The restaurant shall close by 11:00 p.m.

Condition #2

The applicant and owner shall provide off-street parking as required for the
restaurant. Any off-street parking agreements shall be provided to the Zoning
Administrator.

Front Porch Market and Grill, LLC Special Use Permit
March 16, 2015

Page 2

Condition #3

Outside seating for the restaurant then:

- a. All outside seating areas shall be maintained in good order.
- b. The applicant or owner shall continue to provide a backboard along the railing on the front porch to prevent items from falling to the sidewalk below should the porch banister area be used.
- c. Outdoor seating shall be reviewed by the Zoning Administrator. The Zoning Administrator may refer any outdoor seating arrangement to the Planning Commission and Architectural Review Board for review and approval.

Condition #4

Restaurant seating shall meet Building and Health Department approvals. Seating shall be 60 seats or less.

Condition #5

All outside agency requirements for the operation of a restaurant shall be completed and maintained by the owner or applicant. The owner or applicant shall provide copies of inspections and approvals from all required outside agencies to the Zoning Administrator.

Condition #6

This Special Use Permit shall not be transferrable to another owner or operator.

It is your responsibility to comply with the conditions and requirements of the Special Use Permit approved by the Town Council.

Sincerely,


Stephen M. Gyuris
Zoning Administrator

Mr. Chris Malone, The Plains Real Estate, LLC
Mayor Robert Gurtler, Mayor, Town of the Plains, Virginia
Ms. Nancy Brady, Town Clerk / Treasurer, Town of The Plains, Virginia