



## Project Overview

#688118

**Project Title:** 377 Maple Ave. W., Vienna  
**Application Type:** Conditional Use Permit  
**Workflow:** 3. Planning Commission

**Jurisdiction:** Town of Vienna  
**State:** VA  
**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

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Paramount Construction Services, LLC  
21441 Pacific Boulevard, Suite 230  
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P:7034784526  
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### Contact Information: Owner

Christos S. Sarantis  
Sarantis Properties  
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[christos@thechristoscompanies.com](mailto:christos@thechristoscompanies.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:** None of the Above

## Project Address

**Project Address:** 377 MAPLE AVE W

### Parcel (PIN): Address/Parcel

- 377 MAPLE AVE W: 0383 02 0089

### Town Limits: Address/Parcel

- 377 MAPLE AVE W: IN TOWN OF VIENNA

### Resource Management Area: Resource Management Area

- 377 MAPLE AVE W: LOCATED OUTSIDE RMA

### Future Land Use Plan: Address/Parcel

- 377 MAPLE AVE W: MIXED-USE

### Resource Protection Area : Resource Protection Area

- 377 MAPLE AVE W: LOCATED OUTSIDE RPA

### Current Zoning: Address/Parcel

- 377 MAPLE AVE W: C-1

### Windover Heights Historic District: Address/Parcel

- 377 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

### Project Description:

We are renovating the old Amphora restaurant site into a new restaurant with outside seating. The outside seating will be on the proposed deck on the western side of the building adjacent to Lewis Street NW. This conditional use permit application is specifically for the outside seating.

**Business Name (DBA):** The Maple Room

**Business Hours:** Weekday - 4:00 PM to 10:00 PM. Sat/Sun - 11:00 AM to 10:00 PM

**Type of Conditional Use Requested:** Outdoor dining

**Number of Proposed Employees:** 15

### Project Narrative:

Conversion of the old Amphora restaurant site into a new dine in restaurant, which will be named "The Maple Room". There will be

**Are you amending an existing conditional use permit?:** No

170 seats in the interior dining area and up to 46 potential seating in the exterior deck. Total required parking at 1 space per 4 seats is 54 spaces. Available parking is 70 spaces.