

**TOWN OF VIENNA, VIRGINIA
CERTIFICATE OF OCCUPANCY
ARTICLE 22, CHAPTER 18, TOWN CODE**

ATTACHMENT 05

NUMBER: 13018

A Certificate of Occupancy is hereby granted for the following firm, business, establishment, or individual in accordance with Article 22, Chapter 18, of the Code of the Town of Vienna, Virginia:

OCCUPANT NAME: McDONALD'S RESTAURANTS OF VIRGINIA, INC.

STREET ADDRESS: 544 MAPLE AVENUE, WEST

SUITE: -

FLOOR: -

ZONING DISTRICT: C-1, LOCAL COMMERCIAL

LEGAL DESCRIPTION: 38-3-((2))-152

IF PLATTED: LOT: -

BLOCK: 25

SUITE: -

SUBDIVISION: WINDOVER HEIGHTS

PERMITTED USES: COMMERCIAL OCCUPANCY FOR A RESTAURANT - USE GROUP: B - ALL IMPROVEMENTS SHALL REMAIN IN ACCORDANCE WITH PF-15-10-BAR AND PF-38-10-SP WITH A TOTAL OF 95 SEATS ALLOWED

APPROVED FOR ISSUANCE OF CERTIFICATE:



DIRECTOR OF PLANNING & ZONING AND ZONING ADMINISTRATOR

DATE: August 25, 2011

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, machinery, or any signs. Any change in the use or occupancy of this structure or upon the subject property shall require a new certificate of occupancy. No land disturbing activity modifying an approved erosion and sediment control permit shall be permitted without obtaining the appropriate approvals and permits.

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

The Town of Vienna does not discriminate on the basis of disability in the administration or access to, or treatment or employment in, its programs or activities. The Director of Human Resources, 127 Center Street, South, Vienna, Virginia 22180, has been designated to coordinate compliance with non-discrimination requirements. This document will be made available in large print or on audio cassette upon request. Call 255-6300 (voice) or TDD users dial 255-5730 (Police Department), 255-5735 (Town Hall) or 255-5739 (Parks and Recreation).

Town Manager's Recommendation:	
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Cost and Financing:	
Account Number:	

Decision Needed by This date:	
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PROPOSED/SUGGESTED MOTION

I move for the **(approval/denial)** of the requested site plan modifications as filed by Inda E. Stagg, c/o Walsh, Colucci, Lubeley, Emrich & Walsh, and agent for McDonald's Restaurant at 544 Maple Avenue West, in the C-1, Local Commercial zone. Said modifications pertain to § 18-72.A.2, 18-131, and 18-210.II.3.A. of the Vienna Town Code, and will permit the construction of a "rebranded and modern" McDonald's Restaurant with 95 seats as opposed to the required minimum of 125 seats; the retention of the parking area in its existing location with a minimum setback of 1.79 feet from the front property line, 1.01 from the easterly side-yard property line and 6.36 feet from the westerly side-yard property line; and the retention of a portion of the existing drive-through stacking lane approximately 66 feet from the rear property line as opposed to the minimum setback of 75 feet.

OR

Other action as determined by the Mayor and Town Council.