

From: Stephen Kenney, Chairman Planning Commission
To: Board of Zoning Appeals
Meeting Date: February 23, 2022
Re: Proposed CUP for Outdoor Seating at the Maple Room (377 Maple Ave W)

Overview

The applicant, Paramount Construction Services, is filling for a new outdoor seating area (wood deck) for the renovation of the existing building located at 377 Maple Ave W in the C-1, Local Commercial zone.

Like any other restaurants in Town this applicant is seeking an outdoor seating area for their business. The space is currently under construction. They are only suggesting seating at this time, so no live entertainment. The proposed raised deck (14'x38') is designed to accommodate up to 44 total seats.

No one from the public spoke during our meeting.

During our meeting we reviewed several aspects of the design. Lighting for the deck is anticipated to be via under rail deck lighting (LED) and perhaps some downlights within the overhang of the building roof. The chair pointed out that while not a part of the PC review for the CUP the county may require them to have direct means of egress from the deck to the public way. This is a matter for the Fire Marshal's office to determine.

One of the other concerns the PC raised is the visibility and potential acoustic impact to the nearby residential properties. As such the PC recommended the applicant install a screen wall and/or vegetation along the northern end of the seating area/deck. The applicant indicated they were already in the process of doing such a design modification. The PC also mentioned the possibility of adding trees and other vegetation along the fence line nearest the residential property. While not directly associated with the seating area, these would add another measure to help limit the impact of such a seating area on the neighbors. The chair believes the applicant is considering this recommendation as well. Staff reminded the PC that this, like all properties in Town, are subject the noise ordinance.

The PC also compared the amount of indoor and outdoor seating required vs, proposed by the applicants on this property as compared to some of the other projects recently reviewed.

PC Action and Concerns

The Planning Commission made a motion to recommend the BZA approve the CUP for outdoor seating for the property located at 377 Maple Ave W (The Maple Room).

Motion: Baum

2nd: Plowgain

Roll Call Vote: 7-0