



ROUNDS VANDUZER ARCHITECTS PC

25 June 2024

Maggie Costello, Principal Planner
Andrea West, Zoning Administrator
Town of Vienna
1270 Center Street S
Vienna, VA 22180

Re: BZA Narrative for 160 Maple Ave W, Vienna, Va
Seray Lebanese Restaurant, Additional Outdoor seating

Ms. Costello & Ms. West:

Below is our narrative addressing staff review comments for the aforementioned project per Section 18-824.5.

- A. Proposed Use.** The tenant is Seray Restaurant which is taking over the previous restaurant user, CHOPT. Whereas CHOPT was a fast casual restaurant Seray will be a more formal sit-down style restaurant with servers taking orders and bringing food to the individual tables. By right the tenant space can have up to 12 seats for outdoor seating. The tenant is requesting 18 seats for the outdoor dining. For reference we have included the interior floor plan as well as the exterior seating plan for this space. A total of 102 seats is anticipated, with 18 exterior seats and 84 interior seats.
- B. Plans to control any potential impacts** of the proposed use on the nearby community, including:
- a. **Noise.**
 - i. Noise levels of this outdoor dining facility are anticipated to be much less than the noise levels emanating from the vehicles traveling along Maple Ave. Outdoor seating will be used for individuals seated in groups of 2-6 people. Larger gatherings of people will be held indoors in the main restaurant. Space will be used for seated patrons only. No outdoor entertainment is anticipated currently.
 - ii. We do not anticipate the noise levels from this limited eating area to exceed that of the adjacent seating area nor that of the vehicles traveling along Maple Ave. The proposed outdoor dining area faces North, towards Maple Ave, and not to the South, which faces the single-family residential neighborhood. As such we do not anticipate that this outdoor seating area will have any impact on the surrounding neighborhood from a noise standpoint.
 - iii. We do not anticipate noise levels more than any of the other outdoor seating areas along the front of Vienna Shopping center. As such we are not anticipating any need for additional abatement of such noise.
 - b. **Odors.** Methods to be used to control odors emanating from the use when applicable;

- i. **Trash and litter.**
 1. All trash and liter will be brought out the rear of the tenant space, like the other restaurants/tenants in the adjacent spaces, and deposited in the common trash enclosures along the rear of the site. The volume of trash is expected to be in line with the other restaurants in the shopping center.
 2. Trash collection is scheduled for daily pick-up by the landlord.
 3. Litter prevention is via staff members who clean the outdoor seating area at the end of the evening shift and periodically throughout the day.
- c. **Loading/unloading.**
 - i. Availability and adequacy of off-street loading facilities. The shopping center has an allocation of parking spaces based on area of each tenant space. The overall center has 6 additional parking spaces of which the owner has agreed to allocate to this tenant for their sole use. The outdoor seating area only requires 4.5 spaces ($18/4 = 4.5$ spaces). The remaining additional spaces are attributed to the additional seating allocation for the interior of the restaurant. See attached matrix for parking spaces.
 - ii. Hours and frequency of off-street loading. Off-street loading happens twice a week between the hours of 8am – 10am. We anticipate loading via the front door and the rear door from our parking lot (ie not Cottage Street extension).
- d. **Parking and Stacking.**
 - i. The shopping center has 363 parking spaces. Of these, the owner is designating 26 spaces to this tenant, which converts to 102 seats (1 space per 4 seats). The tenant is allocating 84 seats to the interior of their space and the remaining 18 seats to the outdoor seating area.
 - ii. There is no one area of this tenant’s parking as the spaces are shared throughout the center.
- e. **Use capacity.**
 - i. The tenant space can handle up to 102 patrons at any one give time due to seating capacity.
 - ii. The total amount of staff anticipated at any one time is 17 with two dedicated as wait staff for the outdoor seating/patio area.
- f. **Hours.** The tenant anticipates their hours will be as follows
 - i. Sunday through Thursday: 11:00am – 10:00pm
 - ii. Friday and Saturday: 11:00am - 11:00pm

Should you have any questions about this narrative I can be reached at (703) 533-3577.

Sincerely,



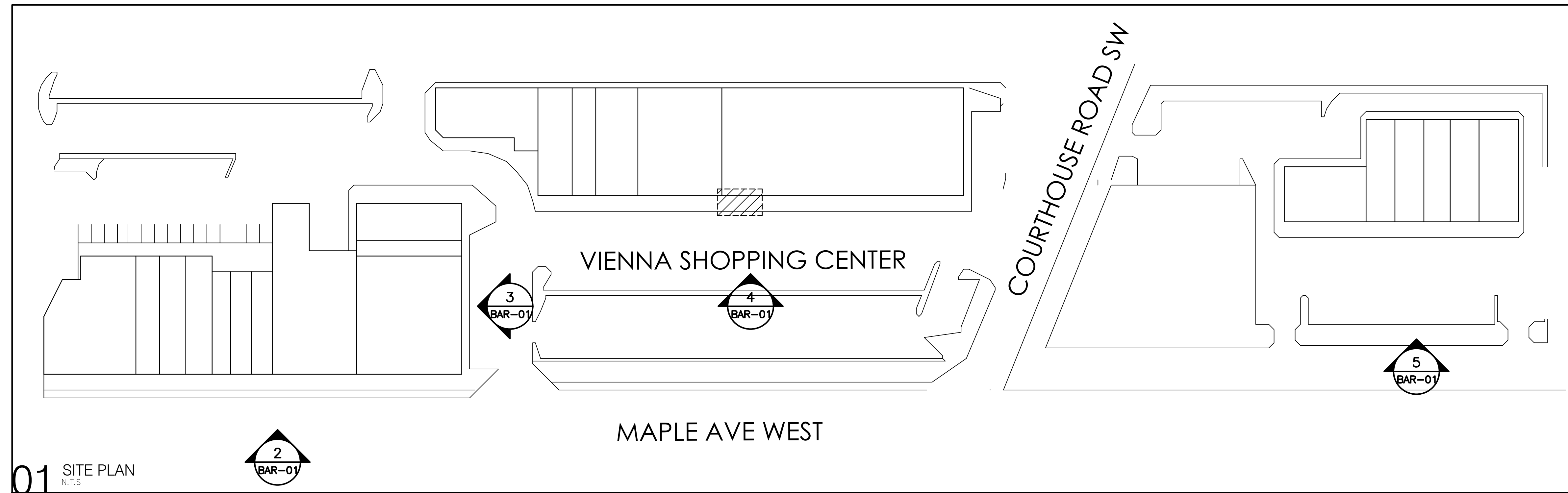
Stephen Kenney
Principal



02 BUILDING 1 IMAGE
N.T.S.



03 BUILDING 1 IMAGE
N.T.S.



01 SITE PLAN
N.T.S.



04 BUILDING 2 IMAGE
N.T.S.



05 BUILDING 3 IMAGE
N.T.S.

REVISIONS	
△	DATE: 05/25/23 BAR SUBMISSION
△	06/02/23 BAR REVISION
△	08/04/23 FOR PERMIT
△	10/05/23 TOY COMMENTS
△	11/30/23 PERMIT RESPONSE
△	05/30/24 BAR SUBMISSION

ISSUE DATE
05/30/24

PROJECT NUMBER
2022-022.20

BAR-01



Vista Outdoor Stacking Armchair

Item #: 39463262423125

Description

The outdoor Vista armchair is designed to last and look great in your restaurant. This armchair fits easily for restaurants, bars, and other commercial settings. There is a wide range of colors for this armchair, including black or earth. This product is backed by our customer satisfaction return policy and our best price guarantee.

Dimension	Value
Width	19.5" W
Seat Height	17" H
Specifications	
Color	Black
Material	Aluminum
Finish	Black powder coat

C CHAIR CUTSHEET - OPT 2
SCALE: NTS



Outdoor Black Metal 30" x 30" Table And Base

Item #: 31810473327189

Description

Our Outdoor Black Metal Table And Base is of the highest quality, and is designed for commercial grade foodservice needs. This product is protected by our one year product warranty.

D TABLE CUTSHEET - OPT 2
SCALE: NTS

ALT PROVIDED IN CASE FIRE MARSHAL OFFICE TAKES ISSUE WITH THE WD TABLES/CHAIRS

SERAY Outdoor furniture

Alfresco Arm Chair

Specification:

H31.5" W21" D22.8" Seat H17.5" Arm H26.3"

Alfresco Armchair is a contemporary outdoor chair with a solid teak wood. Alfresco Armchair is designed by sohoConcept team and it's suitable for both residential and commercial use.

Alfresco Armchair:

Made using kiln-dried Indonesian grade A teak wood. Cultivated teak wood sourced from the Indonesian government. Tenon mortise joints. Teak wood is a dense hardwood with high oil contents which makes the wood highly durable. Sustainable Indonesian grade-A teak wood. Tenon and mortise, finger joinery construction. Marine-grade hardware. Finely sanded, smooth finish. Weather, water, rot, and termite-resistant. Mature teak-wood high in oils. Suitable for year-round outdoor use in any weather.

Teak furniture is known for its durability and natural beauty, but it requires regular care and maintenance to maintain its condition. Here are some basic care points for teak furniture. Firstly, keep the furniture clean by regularly dusting it and wiping off any spills or stains with a soft cloth. Avoid using harsh chemicals or abrasive cleaners as they can damage the wood. Secondly, protect teak furniture from direct sunlight and extreme weather conditions by placing it in a shaded area or using furniture covers. When not in use, thirdly, periodically apply teak oil or a specialized teak sealer to nourish the wood and protect it from moisture. Lastly, avoid dragging or scratching the furniture to prevent surface damage, and consider using coasters or placemats to protect the surface from hot or wet items. By following these basic care and maintenance practices, you can extend the lifespan and appearance of your teak furniture.



A CHAIR CUTSHEET - OPT 1
SCALE: NTS

SERAY Outdoor furniture

Outdoor Patio Bistro Dining Table with Faux Teak Poly Slats 30" Square

Specification:

W30" D30" Seat H32"

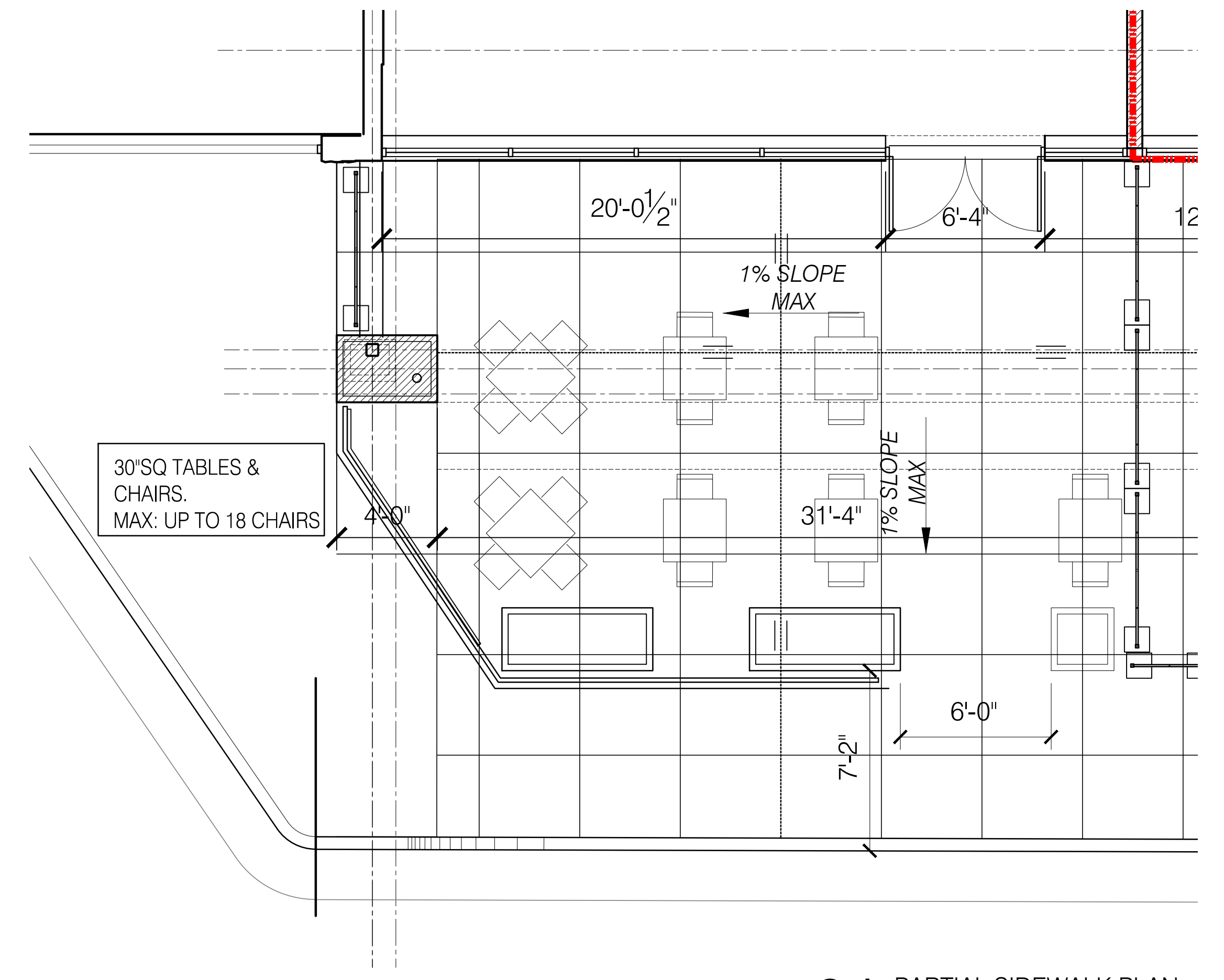
Create the perfect space for relaxing evenings and great conversations with this faux teak outdoor patio table. This beautiful square outdoor table boasts a slatted poly top and strong steel frame capable of holding up to 150 lbs. static weight capacity. This faux teak patio table is weather and rust resistant so you won't need to move it or put it away when the seasons change. Assembly is easy so you can start enjoying as soon as possible.

The faux teak slats pair nicely with the black powder coated frame finish to create a sophisticated look for your outdoor space. Adjustable plastic floor glides will allow ease of movement and spills clean up easily with a water based cleaner making this bistro patio table very low maintenance.

Complete the set by adding our outdoor faux teak side chair and make the most of your evenings and weekends.



B TABLE CUTSHEET - OPT 1
SCALE: NTS



01 PARTIAL SIDEWALK PLAN
SCALE 1/8"=1'-0"

REVISIONS	
△	05/25/23 BAR SUBMISSION
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ISSUE DATE: 05/30/24
PROJECT NUMBER: 2022-022.20

BAR-02

May 30, 2024 - 3:23pm © 2022/0222-022-20 - Vienna Space 18 patio/CHAIR/SPACE-18 - A2-14-BAR-plan.dwg