



Project Overview

#688118

Project Title: 377 Maple Ave. W., Vienna

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 1. Application Completeness Review

County: Fairfax

Project Contacts

Contact Information: Applicant

John Gaston
Paramount Construction Services, LLC
21441 Pacific Boulevard, Suite 230
Sterling, VA 20166
P:7034784526
jgaston@paramountserv.com

Contact Information: Owner

Christos S. Sarantis
Sarantis Properties
21441 Pacific Boulevard, Suite 115
STERLING, VA 20166
P:703-964-3200
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

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.