

From: Stephen Kenney, Vice-Chairman Planning Commission

To: Town of Vienna Board of Zoning Appeals

Meeting Date: June 12, 2019

Re: Proposed Conditional Use Permit for Animal Hospital (414 Maple Ave East) (PF-26-19 CUP)

Overview

The applicant, Banfield Pet Hospital, is proposing to install a pet hospital in the C-1 zone located at 414 Maple Avenue East, in the former Sandy Springs Bank space located adjacent to the Leslie Pools tenant space.

No citizens appeared at the Planning Commission meeting regarding the proposed CUP.

PC Action and Concerns

The Commission voted 6-0 to recommend to the Board of Zoning Appeals for the conditional use permit to establish an animal hospital at a commercial tenant space, located at 414 Maple Avenue East, in the C-1, local commercial zone. The Conditional Use Permit should include strong language, per approval, for noise attenuation.

There was some discussion among the commissioners about the limited outdoor grass area for use by visiting pets. The applicant did state that the facility is not used for overnight stays and visits to the facility are for one day procedures in general.

The commission was concerned about the level of noise potentially generated between this user and the adjacent tenant space. The applicant is proposing to install a sound attenuating demising wall within their space to mitigate the sound transmission between their space and the adjoining tenant. The obvious concern being for disruption due to sound transmission to the current and future tenants occupying the adjacent tenant space.