



TOWN OF
VIENNA
since 1890

Minor Site Plan (Commercial)

GeoCivix, LLC

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Project Overview

#1975201

Project Title: 133 Maple Ave E - Minor Site Plan - Bear Branch Tavern

Jurisdiction: Town of Vienna

Application Type: Minor Site Plan (Commercial)

State: VA

Workflow: Minor Site Plan Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Evan Pritchard
Wire Gill LLP
700 N. Fairfax St., Suite 600
Alexandria, VA 22314

[Redacted]
[Redacted]

Contact Information: Owner

Adam Lubar
Speakeasy Real Estate Holdings LLC
132 W Broad St
Falls Church, VA 22046

[Redacted]
[Redacted]

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Address

Project Address: 133 MAPLE AVE E

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 133 MAPLE AVE E: 0384 54 0300

- 133 MAPLE AVE E: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 133 MAPLE AVE E: C-2/RM-2

Project Description

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Bear Branch Taver ("BBT") respectfully requests that the Town Council modify the parking requirement of Section 18-531 to allow BBT to meet additional parking demand for additional proposed seating through the implementation of valet parking when any of the additional 37 seats are

in use. Valet operations will enable the on-site parking lot to accommodate 114 vehicles, thereby fully addressing and slightly exceeding the incremental parking demand generated by the additional seats. The additional valet spaces are shown in red on the enclosed Parking Study Plan.

Minor Site Plan

Proposed Use: Commercial	Area of Site: 59472
Area of Land Disturbance: 0	New Building Floor Area Square Footage: 0
Proposed Building Height: 36	Number of Parcels included with Site: 1
Number of Existing Parking Spaces: 103	Number of Proposed Parking Spaces: 114
Are there any existing easements?: No	Are there any proposed easements?: No



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:



I am the property owner



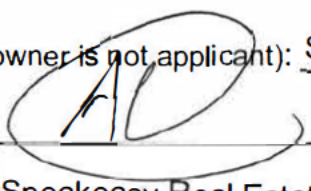
I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

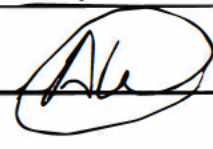
Minor site plan amendment for parking at Bear Branch Tavern. I authorize Evan Pritchard at Wire Gill LLP to serve as my attorney/agent for purposes of this application.

at the following address: 133 Maple Ave East

Applicant Name (fill out if owner is not applicant): Speakeasy Real Estate Holdings LLC

Signature of Applicant:  Date: 11/11/25

Property Owner's Name: Speakeasy Real Estate Holdings LLC

Signature of Property Owner:  Date: 11/11/25