



October 4, 2024

Mr. Brad Baer
Director of Public Works
127 Center Street South
Vienna, VA 22180

Re: Patrick Henry Library request for modifications
22003.001.00

Dear Mr. Baer,

As you are aware, Fairfax County is in the process of the re-development of the existing Patrick Henry Library at the intersection of Maple Avenue and Center Street. In order for the new Library and structured parking facility to meet the needs of the community there are four modifications to the current Vienna zoning ordinance required. In accordance with Vienna Ordinance 18-256 and 18-257 these modifications are respectfully requested as outlined below:

Section 18-90 B and Section 18-90 C – Area Requirements Front Yard: *Front yard. The front yard shall be measured from the building line to the front property line and shall be not less than 15 feet.* On behalf of the owner, Fairfax County, we respectfully request a modification of the front yard setback to 10' from the front street line along Maple Avenue. This modification is necessary for the new library to contain sufficient interior space to meet the needs of the community.

Section 18-90 E – Area Requirements Rear Yard: *Rear yard. Rear yards shall be a minimum of ten feet.* On behalf of the owner, Fairfax County, we respectfully request a modification of the rear yard setback to 3' at its smallest dimension. Due to a majority of the rear property line being curved a modification is only necessary for the first 60% of its length. The remaining 40% meets or exceeds the setback requirement. It is also important to note that the adjacent property owner most affected by this request is the Fairfax County School Board as the property is currently utilized as the Vienna Elementary School.

Section 18-252 (E1)(c) – Tree canopy coverage: *A plan for the planting and replacement of trees on site during development to the extent that, at maturity of 20 years, minimum tree canopies or covers will be provided in the respective zoning districts of the Town as follows: Ten percent tree canopy in the T, C-1, C-1A, C-2, CMP, and CM zones.*



On behalf of the owner, Fairfax County, we respectfully request a modification of the 10% tree canopy requirement in the C-2 zone to allow 4% for this site. The footprint area of both the structured parking garage and the new library does not allow for sufficient planting areas for trees that would achieve 10% tree cover at 20 year maturity based on the crown coverage allowance given in the “Tree Preservation and Planting Guide” (2-2021). The new library design calls to remove and replace the seven existing street trees plus adds shrubs along Maple Avenue. To mitigate this somewhat the new library design provides four new street trees in the utility strip along Center Street. The Maple Avenue and Center Street trees are not calculated in the 4% coverage provided as they are not on the subject property.

Section 18-132 – Loading space: *Every hospital, institution, commercial or industrial building hereafter erected shall provide indoor or outdoor space for the loading and unloading of goods and materials. Such space shall be at least 25 feet in depth; such space, if located within a building, shall be at least 15 feet in height; such space also shall have a width of at least 15 feet for every 50 feet or fraction thereof of building width.*

On behalf of the owner, Fairfax County, we respectfully request a modification of loading space size requirement to approve the use of a 15’ by 35’ loading zone instead of the ZO required size of 25’ by 90’. This proposed size is 10’ longer than the minimum 25’ length required on Fairfax County projects and as Fairfax County will own and operate the library they have successfully used this size on similar projects. This will allow for more efficient use of the site space for building layout purposes

We feel that the justification for these four modifications is in keeping with the spirit and essence of the Zoning Ordinance and that the most practical, efficient and aesthetic development of the new Patrick Henry Library cannot be achieved and comply with all elements of the Ordinance. We also believe that in granting these modifications the health, safety and welfare of the residents of the Town and the community would not be impaired.

Thank you in advance for your consideration of these requests and should you have any questions please do not hesitate to call.

Sincerely,

John Levtov, P.E.
Senior Project Manager