



TOWN OF
VIENNA
since 1890

Permanent Outdoor Dining 1-12 Seats

GeoCivix, LLC

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Project Overview

#1610163

Project Title: 176 Maple Ave W_Electric Bull_BAR EXT MOD

Jurisdiction: Town of Vienna

Application Type: Permanent Outdoor Dining 1-12 Seats

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Stephen Kenney

RV Architects

467A N Washington Street, Falls Church, VA 22046

Falls Church, VA 22046

P:7035333577

skenney@rvarchitects.com

Contact Information: Owner

David Lynch

8405 Greensboro Drive, 8th floor

McLean, VA 22102

P:571-382-1239

dlynch@rappaportco.com

Indicate which of the following additional project contacts are to be included on project correspondences.:

Architect, Developer

Project Address

Project Address: 176 MAPLE AVE W

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 176 MAPLE AVE W: 0384 02 0076

- 176 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 176 MAPLE AVE W: C-2

Project Description

Project Description:

Outdoor dining area - 12 seats. Application for tables, chairs, rails and planters. Rails and planters are either existing to remain or will match existing.

Fairfax County Building Permit Number(s):

Exterior Modifications Information

Nature of Proposed Work: Permanent Outdoor Dining

Describe proposed improvements (including dimensions as necessary):

Outdoor dining area of about 28'-4" x 11'-6". New outdoor dining furniture (tables and chairs). Planters are existing to remain. The rails are a combination of new and existing to remain. We will supplement as needed for the new configuration.

Are any Fairfax County Building Permit application numbers associated with this application?: No

Fairfax County Building Permit Number(s):

Business/Development Name: Electric Bull (new Restaurant)

BAR Agenda Item:

BAR Meeting Date: 02/20/2025

Project File Number: Unknown

Exterior Modifications Information

Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):

Tables will be aluminum. The chairs are a combination of aluminum and synthetic faux wood (polymer composite).

Lighting & Awning Information

Will your project include lighting?: No

Please describe the lighting elements to be used (including kelvins, lumens):

Parking Tabulation

Parking Tabulation:



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:

Outdoor patio seating area for new restaurant. 12 seats.
Application covers the proposed area, furniture (tables/chairs),
planters (existing to remain), and rails (match existing).

at the following address: 176 Maple Ave W, Vienna, VA

Applicant Name (fill out if owner is not a resident): Stephen Kenney, RV Architects

Signature of Applicant:  Date: 1-30-25

Property Owner's Name: Dave Lynch, Rappaport

Signature of Property Owner: _____ Date: 1-30-25