

From: Stephen Kenney, Chairman Planning Commission
To: Board of Zoning Appeals
Meeting Date: August 25, 2021
Re: CUP – Drive-Through for two ATMs – 315 Maple Ave East

Overview

The applicant is seeking a Conditional Use Permit for a drive-through facility located at 315 Maple Ave East.

The PC received no public comments nor any letters or emails regarding this application.

PC Action and Concerns

The PC raised concerns with the applicant about the proximity of this drive-through in relation to the street and the highly visible nature of the proposed location. As Maple Ave is our primary corridor through town the architecture and use of space along this corridor should be considered. The majority on the PC felt placing an ATM drive-through facility directly adjacent to the roadway was a poor use of space and is detrimental to the look of the Town. Such a vehicle-centric use of space in the proposed location seems contrary to the image the Town wants to portray as a pedestrian-friendly and walkable community, as documented in the goals of the Land Use, Economic Development, and Transportation chapters of the Town of Vienna Comprehensive Plan.

Several members of the PC felt the drive-through could function properly and be well screened if placed behind the proposed bank building. The PC suggested either leaving the building as shown and moving the drive-through behind the building or to shift the building to the corner location and have the drive-through on the rear side, farthest from Maple Ave. Shifting the building would also give some purpose and correlation to the public plaza suggested on the site plan.

One member of the PC felt this was a reasonable layout and would not hinder traffic flow in the rest of the center.

Mr. Patariu made a motion to recommend to the BZA approval of the Conditional Use Permit for a drive-through facility for two drive-through ATMs.

2nd: Meren

Roll Call Vote: **1-5** (Baum was missing) – Motion did NOT pass.