



May 9, 2022
Revised June 14, 2022

Mr. David Levy, Director
Planning and Zoning
Town of Vienna
127 Center Street, South
Vienna, VA 22180

Re: 145 Church Street, N.W.
Modification to Increase the Maximum Permitted Floor to Area Ratio
LDC Project #18041-3-0

Dear Mr. Gallagher,;

We hereby request a modification to increase the maximum permitted Floor to Area Ratio (FAR) as set forth by Section 18-87.6(H) of the Zoning Ordinance. Below are the floor areas provided by the architect.

Building Area

Floor	Area (Square Feet)
First	8,400
Second	9,499
Third	7,202
Total	25,101

Site Area

	Area (Square Feet)	FAR
Pre Dedication	26,997	0.93
Post Dedication	25,630	0.98

The use mixture is 47.7% residential and 52.3% commercial. The commercial mixture component is inclusive of 14 parking spaces or 2,268 square feet in the lower parking garage. The area of the parking spaces is exclusive of the FAR tabulations provided herein.

We hereby request an increase in the maximum permitted FAR (0.70) to 0.98.

Please contact me with any questions or comments.

Sincerely,

Shane Revelle

Shane Revelle, P.E.
Project Manager