



**WALSH COLUCCI
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April 19, 2023

Via Hand Delivery

Andrea West
Zoning Administrator
Town of Vienna
127 Center Street S
Vienna, Virginia 22180

Re: Request for an Indoor Car Storage Establishment in the CMP Zone
831 Follin Lane, SE
Applicant: Roadhouse Development Company, LLC

Dear Ms. West:

Please accept this letter and attached materials as a request for an indoor car storage establishment in the CMP Zone in accordance with Town of Vienna's Zoning Ordinance Section 18-96, Paragraph D. The proposed use is to be located within an existing building known as 831 Follin Lane, SE.

The property identified as 831 Follin Lane, SE is part of a larger property identified as 39-3 ((2)) 4C (the "Property"). The Property is improved with two buildings: an office building located at 801 Follin Lane, SE, and a smaller warehouse type building located at 831 Follin Lane, SE. The existing warehouse contains approximately 34,241 square feet of gross floor area and is located at the rear of the Property. The Property was the subject of a previously approved site plan that permits additional office development. The proposal described herein is an interim use that may be operated until the Property owner proceeds with the approved office development.

Roadhouse Development Company, LLC (the "Applicant") proposes to lease the existing warehouse building on the Property and utilize it for indoor car storage. This is an opportunity for owners of classic and exotic vehicles to store their vehicles in a climate-controlled environment and use them as desired. Vehicle owners enter into a storage contract that can be month-to-month or annual. The vehicles will be operational and fully insured. As described herein, the car storage will be operated in accordance with strict procedures by approximately four employees. Vehicle owners will not be permitted to operate their vehicles inside the building and the vehicles will only be moved within the building and in and out of the building by employees. Services within the building include weekly tire pressure checks and battery monitoring. Please accept the following information regarding the operation of the proposed indoor car storage establishment:

ATTORNEYS AT LAW

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- The hours of operation will be from 9:00 a.m. to 6:00 p.m. daily. Only during these hours will owners be able to pick-up or drop-off their vehicles. Owners are required to provide notification for pick-up or delivery 24 hours in advance.
- No service or maintenance will be permitted in the parking lot.
- An interior detailing bay may be operated inside the building by employees or subcontractors in accordance with all local government requirements.
- Any vehicle fluid leaks in the building will be reported to a supervisor immediately and a spill kit used to contain and clean up the fluid. Any chemicals, fluids or hazardous materials must be removed from the building and disposed of in accordance with state and federal regulations.
- The humidity and temperature within the building will be controlled and monitored daily.
- The site will be monitored by a security system with video surveillance recordings.
- Fire protection will include inspections every six months. An automatic sprinkler system and handheld fire extinguishers will be located in the building.
- Owners may park other vehicles on-site for up to 48 hours while using their stored vehicle.

The Applicant does not propose any modifications to the existing parking and no site disturbance. Existing vegetation at the perimeter of the Property will not be disturbed and landscaping on-site will be maintained. No improvements are needed to roads, driveways or easements to facilitate access to the Property. The building is already connected to utilities and no additional easements are needed. The Applicant will be making improvements to the building itself. Most improvements will be interior; and exterior improvements will be cosmetic only. The Applicant will not store any materials outside, and, as there are no materials received or shipped from the business, there is no requirement for off-street loading berths.

In addition, the proposed use is consistent with the general intent of the CMP regulations as the use will not create any dangerous, noxious, or objectionable conditions. The proposed use meets the performance standards of Section 18-117 of the Zoning Ordinance as the operation will not generate vibrations, noise, air pollution, odors, electromagnetic radiation or other discernable impacts. The Applicant has discussed the proposed use with a representative of the Fairfax County Office of the Fire Marshal, who did not have any issues with the length or width of the driveway access.

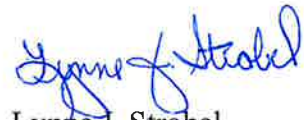
The Applicant proposes a use that will have little to no impact on the surrounding road network as most trips to the site will be during off-peak traffic hours. Owners typically want to

use their vehicles on weekends or for a specific trip and not on a daily basis. Given the requirement of 24 hours advance notice to pick-up and drop-off a vehicle, the Applicant can easily stagger arrivals as needed. It is anticipated that the proposed use will generate tax revenue for the Town and will also bring people to the Town who will patronize restaurants and businesses.

Should you have any questions regarding the submission, or require additional information, please do not hesitate to contact me. I would appreciate the scheduling of a hearing before the Planning Commission at your earliest convenience for consideration of this request.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

cc: Joe Tagliareni
Ted Britt