



## **JUSTIFICATION FOR PARKING MODIFICATION**

Applicant/Owner: TSPP LLC and Zee Investments LLC

Project Name: **200 Maple Avenue East Automobile Service Station**

Town Of Vienna, Rezoning: C-1A, Special Commercial Zone(GPIN 0382 02 0088) and C-1A, Special Commercial Zone(GPIN0382 02 0090)

Rezoning Number:

Date: April 2, 2018

The subject reconstruction of the existing automobile service station on 0.70 Acres of land shall constitute four dispensers under a canopy and a 2,500 square foot ancillary convenience food store. Based on the parking requirement of one parking space per 200 square feet of floor area, the applicant requests a modification of the parking requirement to allow 11 onsite parking spaces instead of 13. This request is based on the following merits:

- Although the store is 2,500SF, the dedicated floor space for customer area is 1,373 SF.
- A public easement is to be granted to locate a public traffic pole which precludes area for two parking spaces.
- Functionally, nearly 50 percent of the customers "park at the pump", while conducting combined business in the store. Therefore, in the essence, the two purchases of "fuel and coffee" customers make can be done while parked at the pumps.