

Speakeasy Restaurants LLC

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July 16, 2018

Town of Vienna
Dept. of Public Works, Planning and Zoning
127 Center St.
Vienna VA, 22180

Dept. of Public Works, Planning and Zoning:

This letter is to request a modification to the parking requirement at 133 Maple Ave East Suite 100/100A. Speakeasy Restaurants LLC is interested in purchasing Suite 100/100A renovating the space, and operating a full service restaurant. We have placed a deposit on the property, and have a 90 day study period to determine whether this location can accommodate our concept. This study period ends Sept 19th. A preliminary floor plan and seat count is included with our application. Our preliminary seat count is 300 (including 103 patio seats). The Town of Vienna's current parking specifications require 75 spaces for a restaurant of this size. The current parking calculation entitles suites 100/100A to 36 spaces. Granting us only 144 seats. Which would not be enough for our concept. We are asking for requirement modification of 34 spaces. Although, our restaurant will be open for lunch the majority of our business will be dinner and weekend brunches.

We believe this modification reasonable for the following reasons:

- There are 103 on site spots.
- 90 % of our business will be done while all other tenant's businesses are closed. Supporting documents will be provided at the Planning Commission meeting. A list of tenants and hours of operation is attached.
- All other suites are zoned for office use only and their use can never be changed to retail/commercial.
- The condo board supports our use and preliminary parking plan. A formal letter of support will be presented at the Planning Commission meeting.
- Due to the building central location in town and proximity to the WO&D Trail we expect many of our customers will walk or bike to the restaurant. We will be installing bike racks to accommodate these customers.

Please see the attached supporting documents. We hope this modification will be granted and we can bring our restaurant group to an exciting new location in Vienna.

Please feel free to contact me with questions or requests for additional information.

Sincerely,

Adam Lubar
Speakeasy Restaurants LLC