

03/12/2019

Town of Vienna
Planning Commission &
Board of Zoning Appeals**Re: Conditional Use Permit**

To whom it May Concern:

The Following is a request for an updated Conditional Use Permit for Bear Branch Tavern located at 133 maple Ave. East. The request is for the following:

Exterior Patio and Architectural features to include architectural, mechanical, lighting, landscaping, signage & awning (fabric and metal):

- A new deck construction on the rear of the building will sit on top of the existing asphalt with footings.
- A new three season screen porch will be proposed in the rear of the building
- deck.
- The existing building enveloped will receive three new exteriors doors.
- New modifications to the existing façade to accommodate proposed signage.
- Five existing window system are to be replaced with new Bi-Folding window
- system.
- New exterior lighting is proposed.
- Exterior signage & awning (fabric and metal) will be provided by signage vendor.
- Mechanical work to include new exhaust system with external grease exhaust
- duct system to reach high roof, variable air volume units, and make-up air unit.
- **"Sec. 18-74.B** - Live entertainment and patron dancing in restaurants".
- **"Sec. 18-74.C** - Consumption of meals on a roof garden of an enclosed building in which a restaurant is located, or at sidewalk tables directly adjoining such building".

Additional site work info:

The project is a renovation to the ground floor of the existing building located at 133 Maple Avenue East in the town of Vienna, From a bank to a Restaurant. Site-Related work shall be limited to reconfiguration of 3 existing parking spaces and a parking island to accommodate providing ADA-Compliant accessibility to the main entrance at the rear of the building. Construction shall include removal of asphalt paving, Curb & Gutter and concrete sidewalk to top of sub-grade. Fill Shall be brought in to raise grade in select locations to provide ADA-Compliant slopes, and then the area repaved with new curb & gutter.

This building is currently serviced by a 2-inch. Domestic water supply, a 4-inch fire suppression supply, and a 5-inch sanitary sewer lateral. The existing storm drain discharge serving the building is currently unknown. Attempts have been made to verify by physical site inspections, records research, and interviews with Town of Vienna Staff. Nonetheless, there are no know flooding or drainage issues. No changes to the Building's Existing storm water drainage system shall be made. Also, the proposed renovations will increase the impervious surface area by only 180 sf due to the new patio plinth located at the front of the building. Therefore, it is the engineer's opinion nothing downstream will be adversely affected by this renovation.

The proposed plan does not intend to disturb sub-grade other than to install support columns for the new patio deck at the rear, and to construct the concrete plinth patio in the front. The sum of both

operations shall be less than 2,500 SF of land disturbance. Therefore, this plan has excluded any new storm water management program.

Included with this submission:

- SUP submission drawings dated 3/05/19
 - C-001 Cover Sheet
 - SK-01 Existing site photos
 - SK-02 Architectural site plan
 - SK-03 Exterior scope of work floor plan
 - SK-04 Axonometric perspectives
 - SK-05 Exterior patio perspectives
 - C-105 Grading plan
- 133 Maple Ave Properties List
- Parking variance clerk certification

Thank you,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Peter F Hapstak III, AIA