

# TOWN OF VIENNA TOWN COUNCIL

June 15, 2020



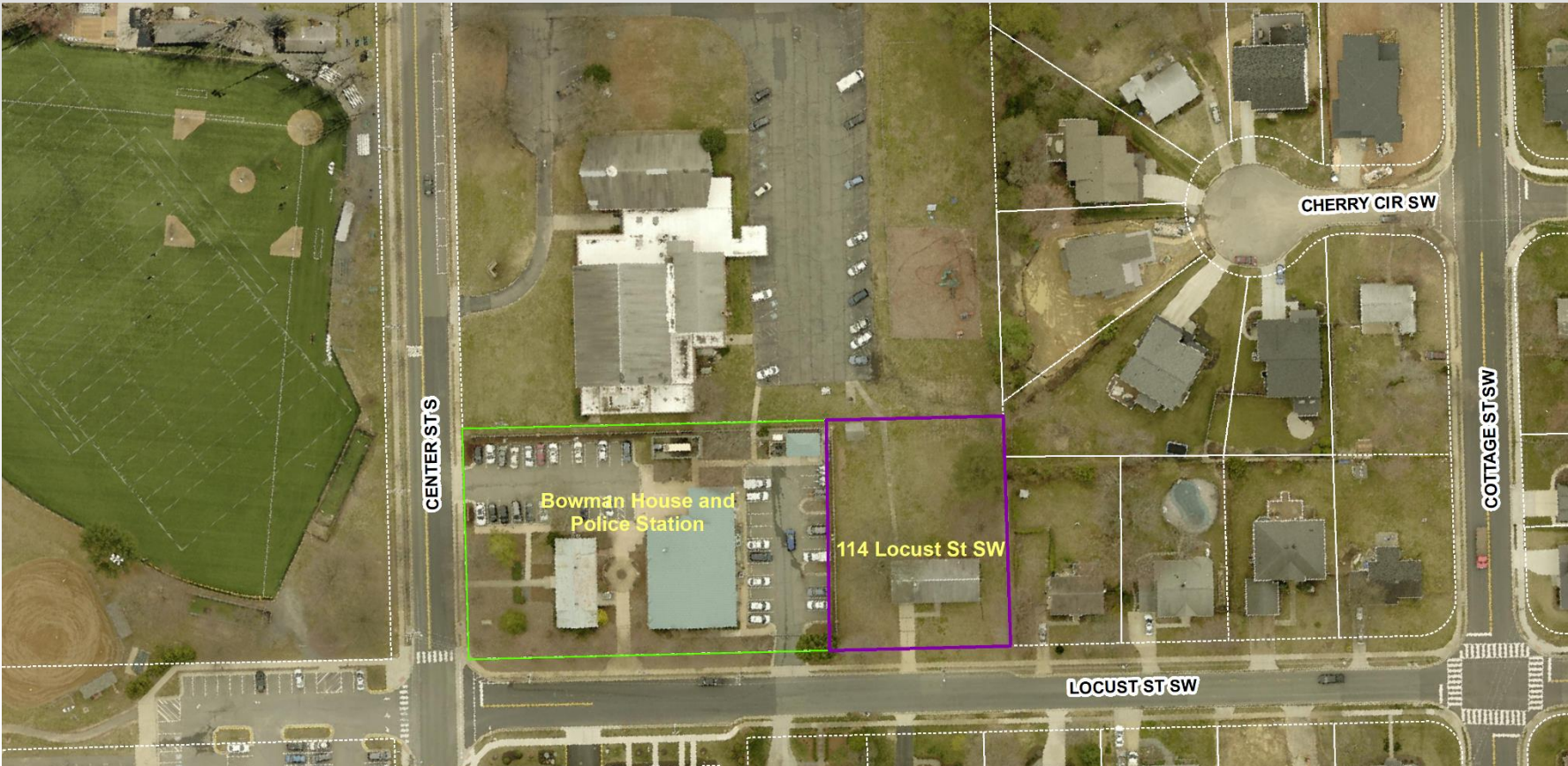
# Police Station Modifications of Requirements

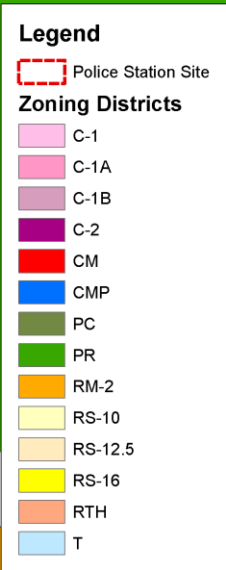
215 CENTER STREET SOUTH, 114 LOCUST STREET SOUTHWEST



# Location of Site

- Includes two properties that are to be consolidated
  - 211-215 Center Street South
  - 114 Locust Street Southwest





## RS-10 Single-Family Detached Residential





# Public Building and Use

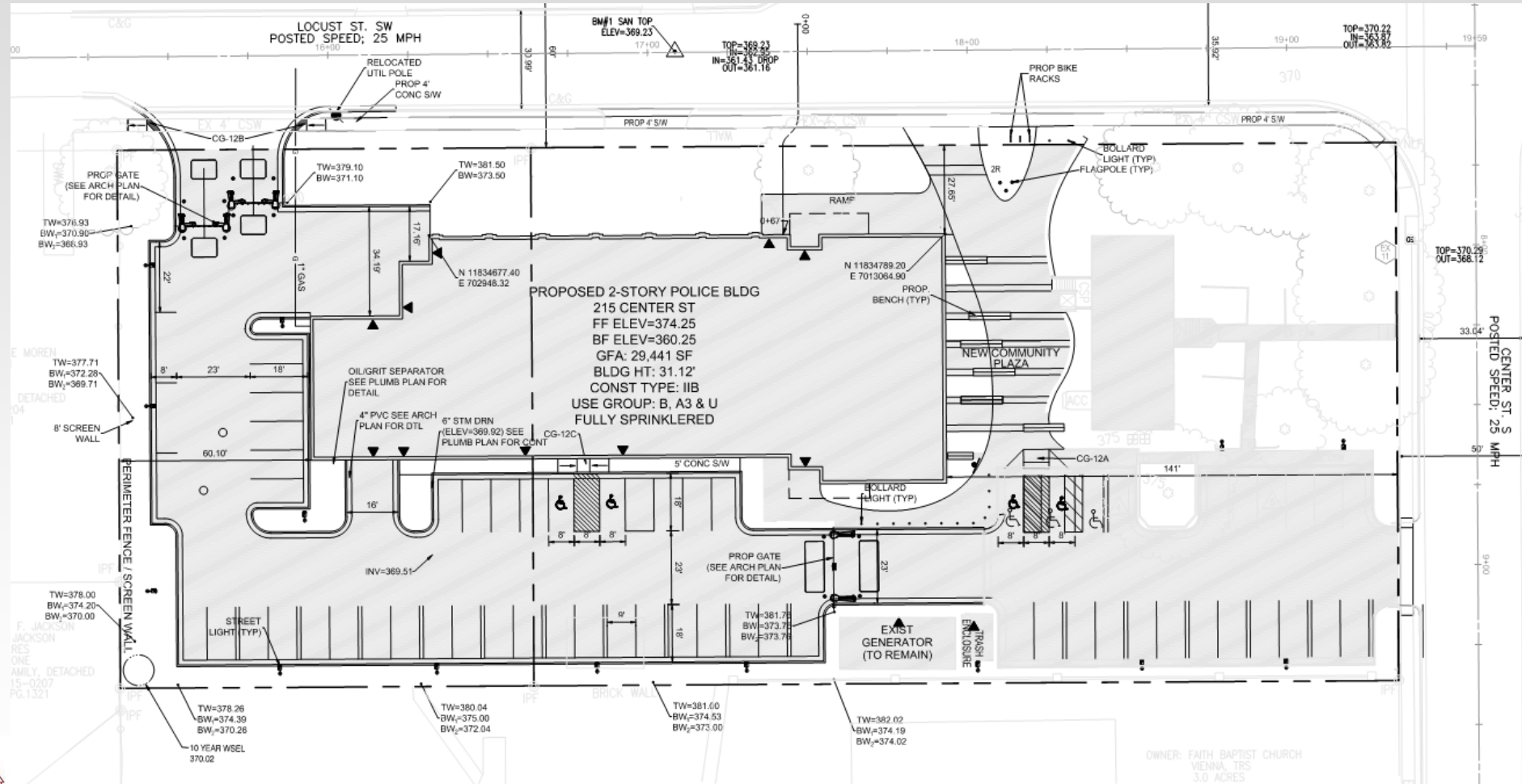


- RS-10 and RM-2 zoning districts require a conditional use permit for “public buildings and uses”, CUP approved on May 20, 2020 by BZA
- Existing police station being replaced with new police station building, associated public plaza, and parking

# Requested Modifications

1. Lot coverage for 69.8% (maximum allowed is 25%)
2. Parking for 63 spaces (required parking is 1 space per 300 sq ft of gross floor area or 105 parking spaces)
3. Location of masonry screening wall (must be located within building setbacks if over 4 feet)

# Lot Coverage



**Buildings:** 15,739 sf  
**Plaza:** 5,557 sf  
**Pavement:** 25,695 sf

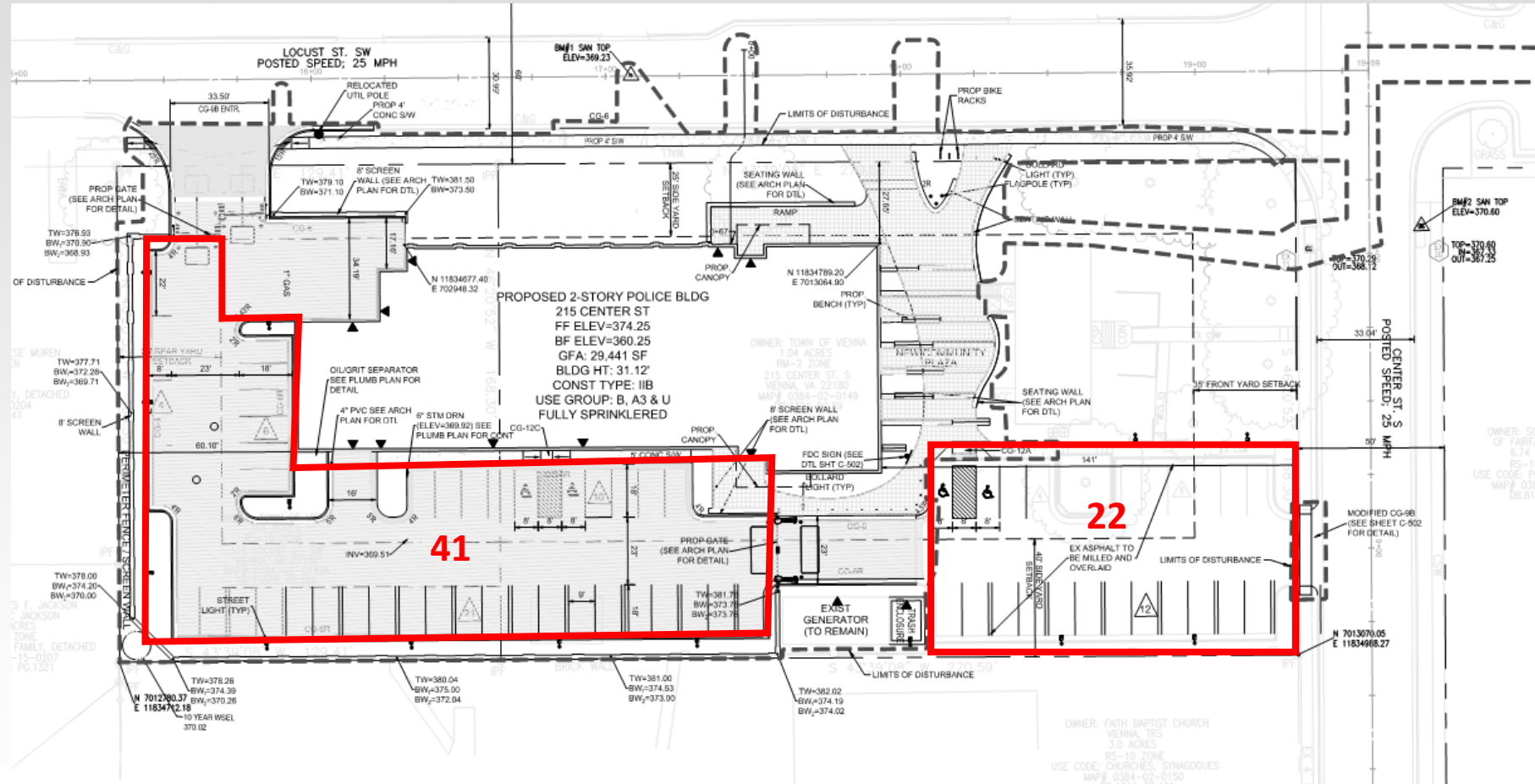
**Total:** 46,991 sf

**Lot Area:** 67,320 sf

**Lot Coverage:** 69.8%



# Parking



**Required Spaces (1  
per 300 sf)**

105 Spaces

**Proposed Spaces**

63 Spaces (previous  
request was for 65  
spaces)





# Masonry Screening Wall

