



January 3, 2020

Mr. Mike Gallagher, P.E.
Director of Public Works
Mr. Frank Simeck, CZA
Director of Planning & Zoning
Zoning Administrator
Town of Vienna
127 Center Street, South
Vienna, VA 22180

Re: Mill Street Self Storage
Request for Zoning Ordinance Modification and Waiver
LDC Project #16220-2-0

Gentlemen:

This is a request for a waiver and modification to two provisions set forth in the Zoning Ordinance and as outlined on the associated site plan for the above-referenced application. This waiver and modification are as follows:

1. The applicant respectfully requests a waiver of the masonry screen wall requirement where upon any commercial use is conducted shall be screened from all adjacent property in any detached residential zones as set forth by Section 18-172 of the Zoning Ordinance. A masonry screen wall is required by the Zoning Ordinance along rear property line of the application. The construction of the wall as codified requires the installation of a frost footer which may damage the root structure of the adjacent, offsite mature trees and vegetation. It is our intent to ensure this existing vegetation remains in excellent condition.
2. The applicant respectfully requests a modification to the loading space size requirement for the site as set forth by Section 18-132 of the Zoning Ordinance. This modification contemplates changing the requirement of the loading space based on width of the building to instead provide two spaces of at least 25 feet in depth by 15 feet in width. The existing condition of the application boasts no existing loading spaces. As the primary function of the building will serve as self storage it is anticipated that the large vehicle traffic will consist of smaller box trucks in lieu of larger delivery vehicles at the site.

If you have any questions, feel free to call me at 703-680-4585.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Reynolds", is written over a light blue horizontal line.

Paul Reynolds, P.E.
Project Manager