



Town of Vienna

Charles A. Robinson Jr. Town
Hall
127 Center Street South
Vienna VA, 22180

Legislation Details (With Text)

File #:	18-998	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	8/24/2018	In control:		Town Council Meeting	
On agenda:	9/17/2018	Final action:			
Title:	Request modification of requirements for required parking associated with restaurant use at 133 Maple Avenue East				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PC STAFF REPORT - 8-08-2018 - 133 MAPLE AVE EAST MODIFICATION OF REQUIREMENTS, 2. Modification Request Letter, 3. PC Memo to TC on Parking Modification for Restaurant at 133 Maple Ave East, 4. 133 Maple Avenue East Site Plan Set, 5. 133 Maple Ave East - Board of Directors Approval - 7-24-2018, 6. Modification of Requirements Application				

Date	Ver.	Action By	Action	Result
9/17/2018	1	Town Council Meeting	approved	Pass

Subject:

Request modification of requirements for required parking associated with restaurant use at 133 Maple Avenue East

EXPLANATION AND SUMMARY :

Applicant currently has access to 36 parking spaces for a proposed restaurant on the ground floor at 133 Maple Avenue East. Based on required parking standards, 75 parking spaces are required for the proposed restaurant. The applicant believes a modification of requirements for off-street parking is justified because of the differing peak hours for parking of the existing office uses on the upper two floors of the building and the proposed restaurant use. The Planning Commission voted 8-0 on August 8, 2018 in favor of recommending approval of the requested modification.

Departmental Recommendation : Staff recommends approval of the request for site plan modification of requirements.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Pursuant to Town Code Sections 18-256-257, Town Council may grant a site plan modification upon a finding that the integrity of this chapter and the health, safety, and morals of the Town will not be thereby impaired. Such modifications may apply to yard, lot area, lot coverage, parking, number of units, unit floor area, screening, frontage, and similar requirements, but this section shall not be construed to permit any modifications of the uses permitted in any zone or of the maximum building height permitted for any building.

Town Manager's Recommendation : I recommend the Town Council approve the request for modification of requirements for required off-street parking associated with a proposed restaurant use at 133 Maple Avenue East, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to approve the request for modification of requirements for required off-street parking associated with a proposed restaurant use at 133 Maple Avenue East, Units 100 and 100A."

Or

Other action deemed necessary by Council.