

## Samantha Merchant

---

**From:** John K Costa <jkcarchitect@gmail.com>  
**Sent:** Monday, April 28, 2025 9:03 AM  
**To:** Samantha Merchant  
**Subject:** Fw: VIENNA RD COMMENTS  
**Attachments:** SCHEDULE OF REGULATIONS TABLE.pdf; LANDSCAPE PERCENTAGE.pdf

fyi below and attached

----- Forwarded Message -----

**From:** John K Costa <jkcarchitect@gmail.com>  
**To:** Rudy Quaderer <rquaderer@gqincorp.com>  
**Sent:** Friday, April 25, 2025 at 03:39:39 PM EDT  
**Subject:** VIENNA RD COMMENTS

Rudy,

In reviewing the two outstanding comments from the last Plan Review by Rowe I think were okay:

- 1.- Regarding the landscape percentage they are referencing a 10 percent amount for the entire lot area. See my attached diagram indicating we are at 31 percent.
- 2- Regarding the location of the loading space in the side yard- the excerpt below is from the Special Land Use requirements for gasoline stations which indicates that fuel loading spaces can be in any yard

19.Gasoline service stations and light automotive repair, as defined in this ordinance, subject to the following conditions:

- a.The minimum lot area shall be one-half acre.
- b.A minimum frontage of 120 feet must be provided on any one road.
- c.A maximum of two drives shall be permitted for interior parcels.
- d.The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
- e.Off-street unloading space for liquid fuels, of ten feet by 50 feet, shall be provided but may be located in any required yard, notwithstanding section 1910. If the use includes floor space for the sale of convenience items, an additional unloading space shall be provided in the ratio of at least ten square feet per front foot of building. Such space shall not be located in the front yard.
- f.Outside storage of vehicles or parts shall be prohibited.g.Repair work shall be permitted as an accessory use only.

let me know if you have any questions

See you Monday at 5:30

Thanks,

John K. Costa