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July 12, 2011

Mayor Baroukh, Vice Mayor Snyder and Members of City Council
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

RE: Ordinance to Amend Chapter 48, "Zoning," (TO11-XX)

Dear Mayor Baroukh, Vice Mayor Snyder and Members of City Council:

On Tuesday, July 12, the Falls Church Chamber of Commerce's Board of Directors, adopted the following recommendations developed by its Legislative Committee following a review of the staff report to Amend Chapter 48.

The Chamber is in full support of the intent of the amendment which would shift authority for review and approval of drive-through Special Use Permits from the Board of Zoning Appeals to the Planning Commission and City Council.

However, the Chamber finds that some of the proposed new provisions are overly limiting and could have an adverse effect on development in the City of Falls Church. Those items of particular concern are located in section 4.d.

Regarding 4.d.2, a minimum lot size of one acre seems excessive and could preclude current businesses in the City with drive-through windows that might be located in areas in consideration for development to be forced to leave the City.

Regarding 4.d.4, precluding a drive through window or menu board on the front of any building could have a very negative impact on attracting new business to the City.

Of course, leaving these restrictions out of the ordinance would not prohibit the same concepts from factoring in the review process for any particular permit request. We merely believe that codifying such a restriction creates unnecessary and unreasonable barriers.

Again, the Chamber agrees with the intent of this Amendment but urges the City Council to consider providing more flexibility within the Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Ankuma", written over a horizontal line.

Michael Ankuma
Chairman

