



## Conditional Use Permit

**GeoCivix, LLC**

9420 E. Golf Links Rd. Suite 108, #296 | Tucson, AZ 85730

P: 520 319-0988 | F: (520) 319-1430 | E:

jace.coleman@geocivix.com

### Project Overview

#1380963

**Project Title:** 450 Maple Ave E Ste 302, Vienna, VA, 22180;  
Coach Issams Driving School

**Jurisdiction:** Town of Vienna

**Application Type:** Conditional Use Permit

**State:** VA

**Workflow:** 1. Application Completeness Review

**County:** Fairfax

### Project Contacts

#### Contact Information: Applicant

Issam Mohamed  
Coach Issam's Driving School  
450 Maple Ave E, Ste 302  
Vienna, VA 22180  
P:5713326582  
[issamgmo@gmail.com](mailto:issamgmo@gmail.com)

#### Contact Information: Owner

Issam Mohamed  
Coach Issam's Driving School  
450 Maple Ave E, Ste 302  
Vienna, VA 22180  
P:5713326582  
[issamgmo@gmail.com](mailto:issamgmo@gmail.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:** None of the Above

### Project Address

**Project Address:** 450 MAPLE AVE E

**Suite:** 302

**Parcel (PIN): Address/Parcel**

- 450 MAPLE AVE E: 0382 02 0017C

**Town Limits: Address/Parcel**

- 450 MAPLE AVE E: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 450 MAPLE AVE E: C-1

### Project Description

#### Project Description:

Board of Zoning Appeal, Conditional use permit. All request documentation is attached except for the site plan located by staff who will upload it for me.

**Trade Name of Business (DBA):** Coach Issam's Driving School

**Business Hours:** 8 am - 8 pm

**Type of Conditional Use Requested:** Driving School (in-person classroom portion)

**Number of Proposed Employees:** 1

#### Project Narrative:

Coach Issams Driving School Narrative

**Are you amending an existing conditional use permit?:** No

My leased suite will mainly serve as an office space for my business where I can complete administrative work. My services will mainly be offered in online virtual classrooms, meaning my business will primarily be an online business. In-person services will include conducting driving classes and

exams outside of the suite and building vicinity, as students will be driving and examined on the road (highway and freeway). New drivers are already required by the DMV to have trained for at least 45 hours with their parent/guardian so all newer drivers already have some experience with driving. No first-time drivers will be trained anywhere near the vicinity of the office. Students will also visit the office to pick up and sign off on paperwork. I also occasionally drop off paperwork at the students homes.

All online services will also have an in-person option that would be taking place in the office. They will be conducted on an as-needed, appointment basis and will mainly be individual classes. Occasionally, in the event that the students availabilities align, at most a small group class of four students could be taught together at the same time. Again, this would be occasional and would also be scheduled by appointment only. This means a maximum of 5 people (four students and myself) in the building at once. This would be conducted in the office room of 352 square feet (the largest room in the leased suite).

One parking lot space will be used for my car, which is also used for business purposes. Customers/students will park their cars in the lot briefly to sign or pick up paperwork. However, it should be noted that most customers/students will be dropped off as they do not have a license. In the case of in person services with a student who already has their license, one additional space would be used. Occasionally, up to 5 spaces could be used at one time (4 students and myself) but this would be rare as again we are focusing on an individual appointment basis.

After speaking to the Fairfax County Fire Marshall department, I was directed to the engineer of the day in the building plan review section and was told that my suite qualifies for these services as an office space can also be considered a small assembly room. I was also told that the requirement is 15 square feet per person, including tables and chairs. Therefore, I could have over 20 people, but I am not going to have more than 4 people at a time.

#### Online services

1. Drivers education
2. Drivers improvement clinic
3. Parents/teens 90 minutes meeting
4. Re-examination course (after failing permit test 3 times)

#### In-person services outside suite and building vicinity

1. Driving classes for teens
2. Driving classes for adults
3. Behind the wheel training for new drivers
4. Adult license waivers
5. Teen license issuance

Condition for approval:

- We will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use as we will mainly be using the office for administrative purposes and online instruction. Any in-person instruction will be in a classroom-like format that is mainly offered on an individual appointment-based format (which could occasionally be a small group option limited to 4 students at once). Any actual driving will not be conducted anywhere near the vicinity of the leased space. Driving will be conducted offsite like on the highway.
- We will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood for the same reasons stated above.

#### Potential Impacts

- Noise: no changes to anticipated noise levels are expected. Clients are just being dropped off and picked up, or parking and meeting us inside the office.
- Odors: no odors are anticipated. Only one car will be in use and that is outside leased space vicinity aside from parking inside the assigned lot.
- Trash and litter: no more than expected. No business will be conducted outside of the leased office which will have cleaning daily. Driving outside of the lot will cause no littering.
- Loading/unloading: no loading or unloading will be required. Only students being dropped off in front of the office.
- Parking and stacking: only one parking spot for myself will be used. Generally students will be dropped off so no space will be used. The majority of classes are online but in the case of in-person classes, where a student already has their license, one spot will be used for a few hours on one day. Occasionally, 3 other spots could be used as well but that would be rare.
- Use capacity: 1-5 people. For the large majority of time, it will only be myself the only instructor, so 1 person. Occasionally clients will come to sign off on paperwork and are either coming alone (for students who already have their license) or are being dropped off and driven by one other driver such as a parent. Any in-person classes will mainly be individual so 1 person. In the case of an occasional in-person small group class of up to 4 clients so it would be a maximum of 5 people, 4 student and 1 instructor (myself).
- Hours: hours will be 8 am 8 pm which can be adjusted if the town requires so.
- Site plan: has been submitted with application.
- Floor plan: has been submitted with application.



## Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

## APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

I am the property owner

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Conditional Use Permit

at the following address: 450 Maple Ave E Ste 302, Vienna, VA, 22180

Applicant Name (fill out if owner is not applicant): Issam Galal Mohamed

Signature of Applicant: [Signature] Date: 06/17/2024

Property Owner's Name: P. DANIEL ORLIC H

Signature of Property Owner: [Signature] Date: 06/17/2024