



**TOWN OF  
VIENNA**  
since 1890

## Conditional Use Permit

**GeoCivix, LLC**

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### Project Overview

**#1227863**

**Project Title:** 100 Battle St SE VIENNA VA 22180 The Classroom daycare

**Jurisdiction:** Town of Vienna

**Application Type:** Conditional Use Permit

**State:** VA

**Workflow:** 1. Application Completeness Review

**County:** Fairfax

### Project Contacts

#### Contact Information: Applicant

Anastasia Abraham

100 Battle st SE

Vienna , VA 22180

P:7033142857

[anasabr@mail.regent.edu](mailto:anasabr@mail.regent.edu)

#### Contact Information: Owner

Anastasia Abraham

100 Battle st SE

Vienna , VA 22180

P:7033142857

[anasabr@mail.regent.edu](mailto:anasabr@mail.regent.edu)

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

### Project Address

**Project Address:** 100 BATTLE ST SE

**Suite:**

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

- 100 BATTLE ST SE: 0384 27 0007

**Town Limits: Address/Parcel**

- 100 BATTLE ST SE: IN TOWN OF VIENNA

**Resource Management Area: Resource Management Area**

- 100 BATTLE ST SE: LOCATED OUTSIDE RMA

**Future Land Use Plan: Address/Parcel**

- 100 BATTLE ST SE: LOW DENSITY RESIDENTIAL

**Resource Protection Area : Resource Protection Area**

- 100 BATTLE ST SE: LOCATED OUTSIDE RPA

**Current Zoning: Address/Parcel**

- 100 BATTLE ST SE: RS-10

**Windover Heights Historic District: Address/Parcel**

- 100 BATTLE ST SE: LOCATED OUTSIDE WINDOVER HEIGHTS

### Project Description

#### Project Description:

Home based childcare for 12 children

**Trade Name of Business (DBA):** The Classroom daycare

**Business Hours:** 8 am to 6 pm

**Type of Conditional Use Requested:** Nursery and kindergarten schools (private)

**Number of Proposed Employees:** 1

#### Project Narrative:

The town of Vienna is currently facing a shortage of childcare options for

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

families with working parents. A home-based childcare project for 12 children has been proposed to address this issue. This project aims to provide quality care and early childhood education in a home setting, which can be more comfortable and familiar for young children.

By offering childcare in a home-based setting, parents in Vienna will have access to a more convenient and intimate option for their children's care. The home environment can provide a nurturing and personalized experience for each child, allowing for individual attention and care.

Additionally, by limiting the number of children to 12, the project ensures that each child receives adequate attention and support from the caregiver. This smaller ratio allows for more one-on-one interactions and personalized care, promoting the overall development and well-being of the children.



## 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:

at the following address: \_\_\_\_\_

Applicant Name (fill out if owner is not applicant): \_\_\_\_\_

Signature of Applicant: A. Abraham Date: 02/14/2024

Property Owner's Name: \_\_\_\_\_

Signature of Property Owner: A. Abraham Date: 02/14/2024