



**TOWN OF
VIENNA**
since 1890

Conditional Use Permit

GeoCivix, LLC

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Project Overview

#1925356

Project Title: 415 Windover Ave NW - CUP - Green Hedges School

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 2. Staff Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Mike Huber
Green Hedges School
415 Windover Ave
Vienna, VA 22180

Contact Information: Owner

Mike Huber
Green Hedges School
415 Windover Ave
Vienna, VA 22180

Indicate which of the following additional project contacts are to be included on project correspondences.:

Engineer, None of the Above

Project Address

Project Address: 415 WINDOVER AVE NW

Suite:

Parcel (PIN): Address/Parcel

- 415 WINDOVER AVE NW: 0383 21 0008A

Town Limits: Address/Parcel

- 415 WINDOVER AVE NW: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 415 WINDOVER AVE NW: RS-12.5

Project Description

Project Description:

Conditional Use Permit for Green Hedges School

Trade Name of Business (DBA): Green Hedges School

Business Hours: No changes to hours of operation are proposed

Type of Conditional Use Requested: Colleges and schools (private, elementary and high) of a noncommercial nature

Number of Proposed Employees: 50

Project Narrative:

See attached Conditional Use Permit Narrative

Are you amending an existing conditional use permit?: Yes



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Project Overview

#1815108

Project Title: 415 Windover Ave NW - Green Hedges School - SP

Jurisdiction: Town of Vienna

Application Type: Site Plan (Commercial)

State: VA

Workflow: 1. Site Plan Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Mike Huber
Green Hedges School
415 Windover Ave
Vienna, VA 22180
[REDACTED]

Contact Information: Owner

Mike Huber
Green Hedges School
415 Windover Ave
Vienna, VA 22180
[REDACTED]

Indicate which of the following additional project contacts are to be included on project correspondences.:

Engineer, None of the Above

Project Address

Project Address: 415 WINDOVER AVE NW

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- 415 WINDOVER AVE NW: 0383 21 0008A

Town Limits: Address/Parcel

- 415 WINDOVER AVE NW: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 415 WINDOVER AVE NW: RS-12.5

Project Description

Project Description:

Proposed academic building, proposed addition to the existing Kilmer Hall, and various additional site improvements.

Project Data

Proposed Use: Institutional

Area of Site: 187308

Area of Land Disturbance: 145490

Area of Existing Building Square Footage to Remain: 16148

New Building Floor Area Square Footage: 49360

Proposed Building Height: 35

Existing Tree Canopy Coverage: 35287

Proposed Tree Canopy Coverage: 50204

Number of Parcels included with Site: 1

Number of Existing Parking Spaces: 54

Number of Proposed Parking Spaces: 66

Are there any modifications of requirements being

requested?: Yes

Is a wall waiver being requested?: Yes

Please describe all requested modifications of requirements:

See the information below sourced from the "Site Plan Modification Request Letter" Written by Sara V. Mariska:

Modification of Section 18-218.2 to modify lot coverage requirements from the 25% to 42.6%.

The Zoning Ordinance allows a maximum of 25% coverage in the RS-12.5 District and in 2007, the School was approved for up to 32.2% coverage. The School now requests 42.6% coverage to improve existing structures, parking, circulation, and recreation spaces. The additional coverage will allow for the following:

- o Modest expansion of the Schools Kilmer Hall building footprint by approximately to ensure that the Schools main building meets educational needs, industry standards, and building code requirements. The building was previously proposed as two (2) stories; however, with this submission the building has been reduced to 1-story. A new building is proposed to replace the Rice Arts Center; however, a previously proposed gym building has been eliminated from the Schools proposal.
- o Ensure that all parking spaces are compliant with Zoning Ordinance standards. Many existing parking spaces are sub-standard and do not meet the Towns dimensional requirements.
- o Accommodate updated pick-up and drop-off lanes that will separate cars from people and allow for additional car queuing on the Subject Property.

A request to modify lot coverage is common for institutional uses within a residential zoning district in the Town. For example, the new police station located at 215 Center Street South is approved for up to 69.9% lot coverage, Vienna Baptist Church at 541 Marshall Street SW is approved for up to 45% lot coverage, and Louise Archer Elementary School at 324 Nutley Street NW is approved for up to 53.47% lot coverage.

Modification of Section 18-402 to modify required frontage improvements to allow a modified sidewalk configuration and street section on Lewis Street and Windover Avenue. The School requests this modification to maximize preservation of mature trees to the greatest extent possible.

Modification of Section 18-582 which requires one loading space for every 100,000 square feet of



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

☒

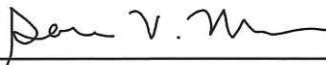
I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

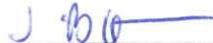
Conditional Use Permit Amendment and Site Plan Modifications

at the following address: 415 Windover Avenue NW and 206 Lewis Street NW

Applicant Name (fill out if owner is not applicant): Sara V. Mariska, Agent

Signature of Applicant:  Date: 9/30/2022

Property Owner's Name: Green Hedges School, Inc.

Signature of Property Owner:  Date: 9/30/22

September 30, 2022

David Levy, Director
Department of Planning and Zoning
Town of Vienna
127 Center Street S
Vienna, VA 22180

Re: Consent and Authorization to File Conditional Use Permit Amendment and Site
Plan Modifications
Subject Property: Tax Map 38-3 ((21)) 8A and 38-3 ((11)) 7
Applicant: Green Hedges School, Inc.

Dear Mr. Levy:

As a duly authorized representative of the owner of the Subject Property, I hereby consent to the filing of a conditional use permit amendment application and site plan modifications for the Subject Property. Further, I hereby authorize Odin, Feldman & Pittleman, P.C., including Douglas R. Forno, Sara V. Mariska, and John L. McBride, to act as agents on our behalf for the filing of a conditional use permit amendment application and site plan modifications, and any related applications, on the Subject Property.

Very truly yours,

GREEN HEDGES SCHOOL, INC.



By: Jennifer Bohnen

Its: Head of School

gross floor area. Unloading is infrequent and can be handled internal to the site without a dedicated loading space. Loading occurs in front of the Kilmer Building entrance. Loading occurs infrequently and when it does occur, it occurs outside of school drop-off and pick-up windows and lasts approximately 15 minutes. The proposed modifications do not change the Schools loading needs and as such, the School requests to modify this requirement.

Modification of Section 18-511 related to interior parking lot landscaping. The School requests this modification to allow for underground stormwater facilities in parking areas, which is critical infrastructure associated with the proposal. Because planting cannot occur over underground stormwater facilities, the Schools requests relief from the strict requirements of interior parking lot landscaping.

Modification of Section 18-561.A to allow modification to the required 15-foot buffer plantings to maximize preservation of mature trees along the School property line.

Modification of Section 18-561.2.B to allow a wooden fence in lieu of a masonry wall on the property boundary. The required masonry wall would eliminate all trees along the school property line, both within the School Property and on adjacent residential properties based on the location of critical root zones. To preserve existing vegetation and to provide a visual buffer, the School requests a modification to provide a fence.

Are there any existing easements?: No

Are there any proposed easements?: No