



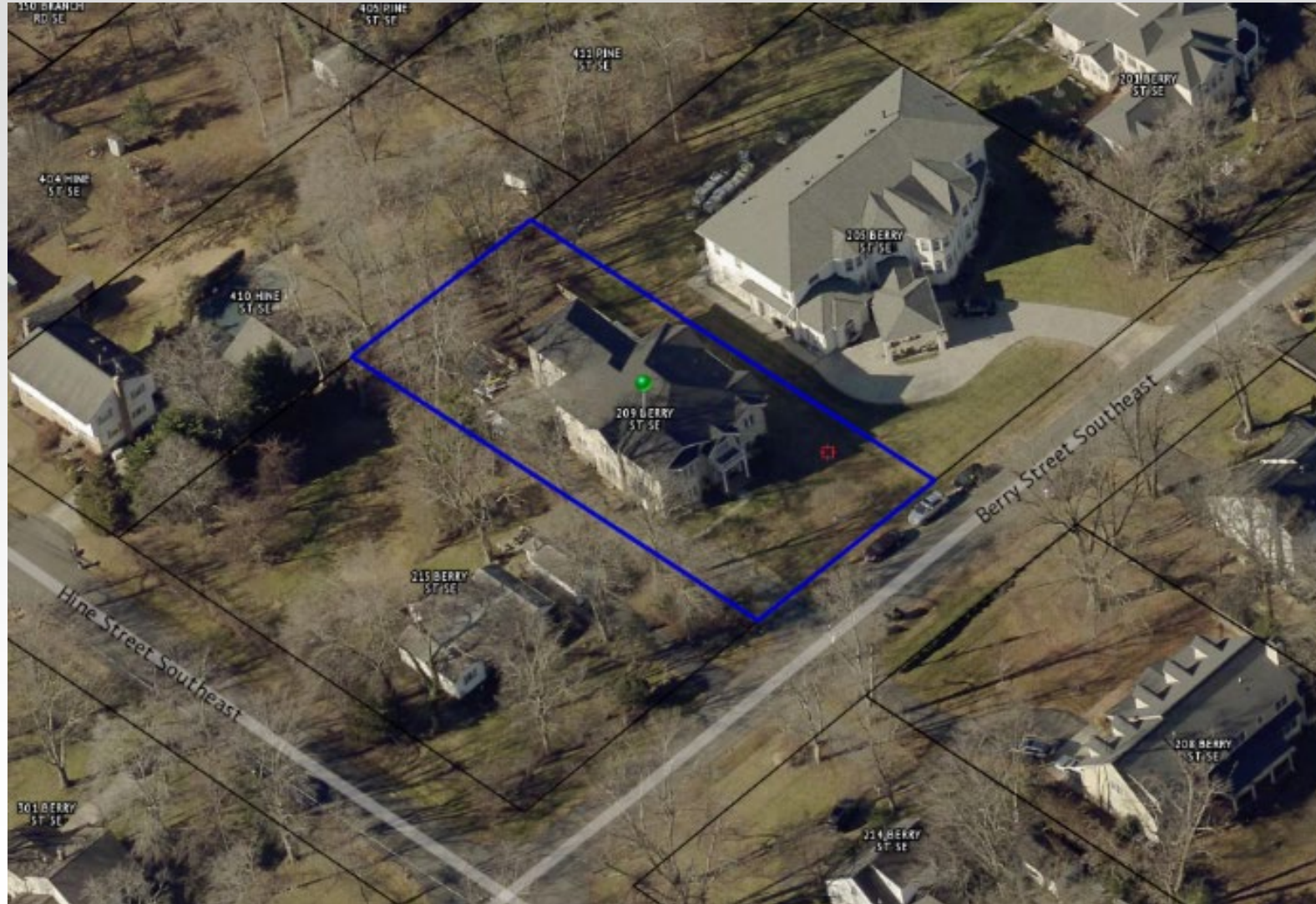
June 11, 2025

## Town of Vienna Planning Commission Meeting

**209 Berry St SE – The Gift of Language Center**  
Conditional Use Permit - Family Day Home

# 209 Berry St SE – Conditional Use Permit for Family Day Home

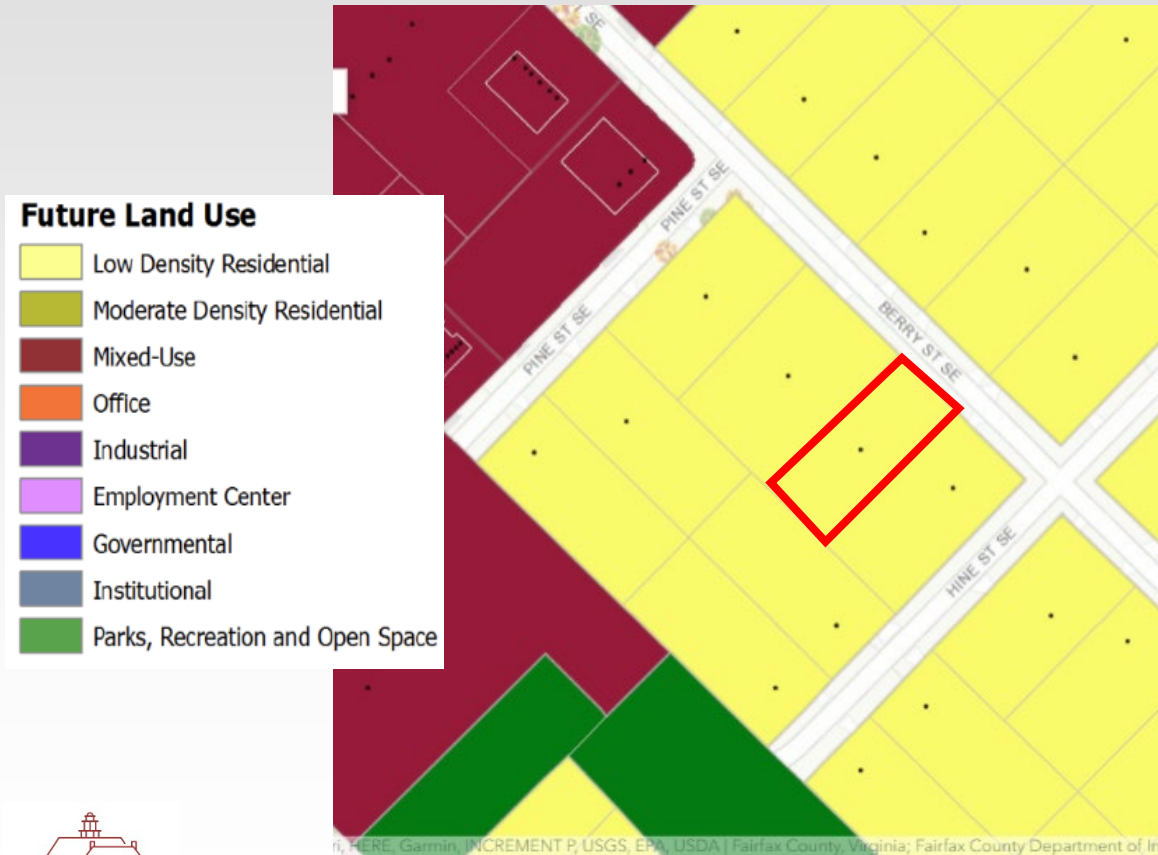
## Site Location



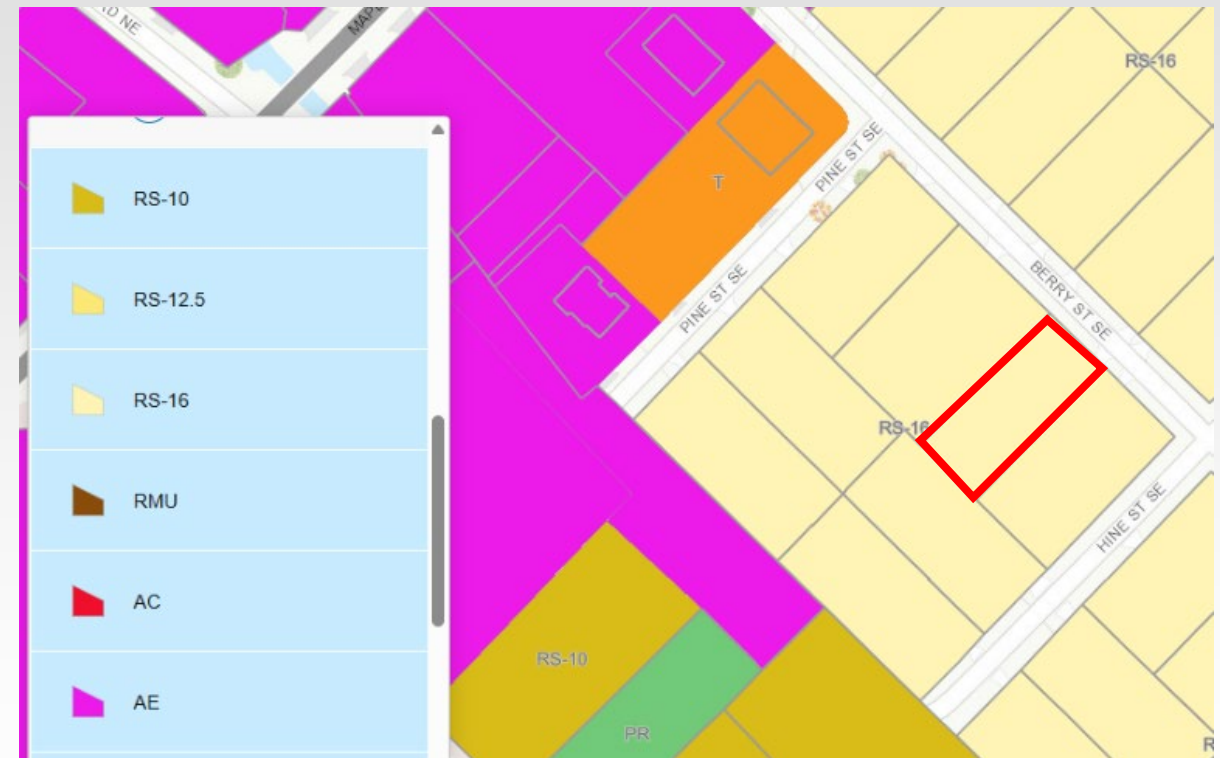
# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Future Land Use & Zoning

### 2015 Comprehensive Plan Future Land Use Map

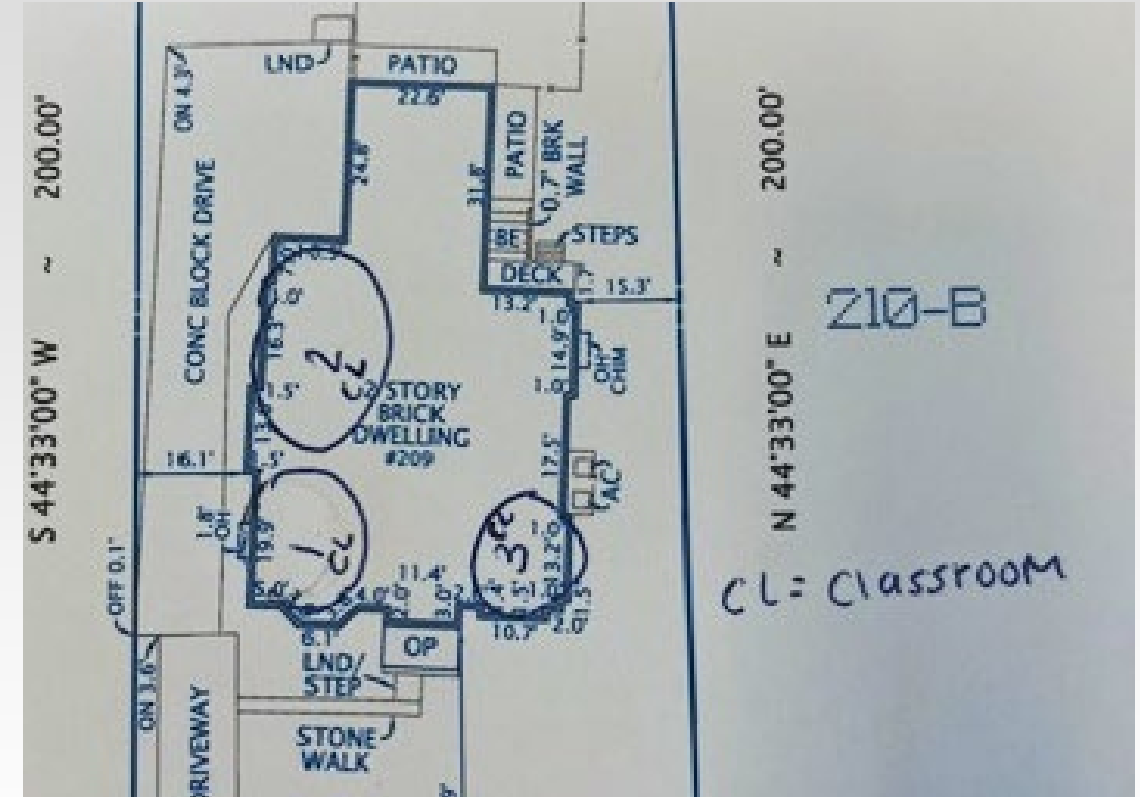
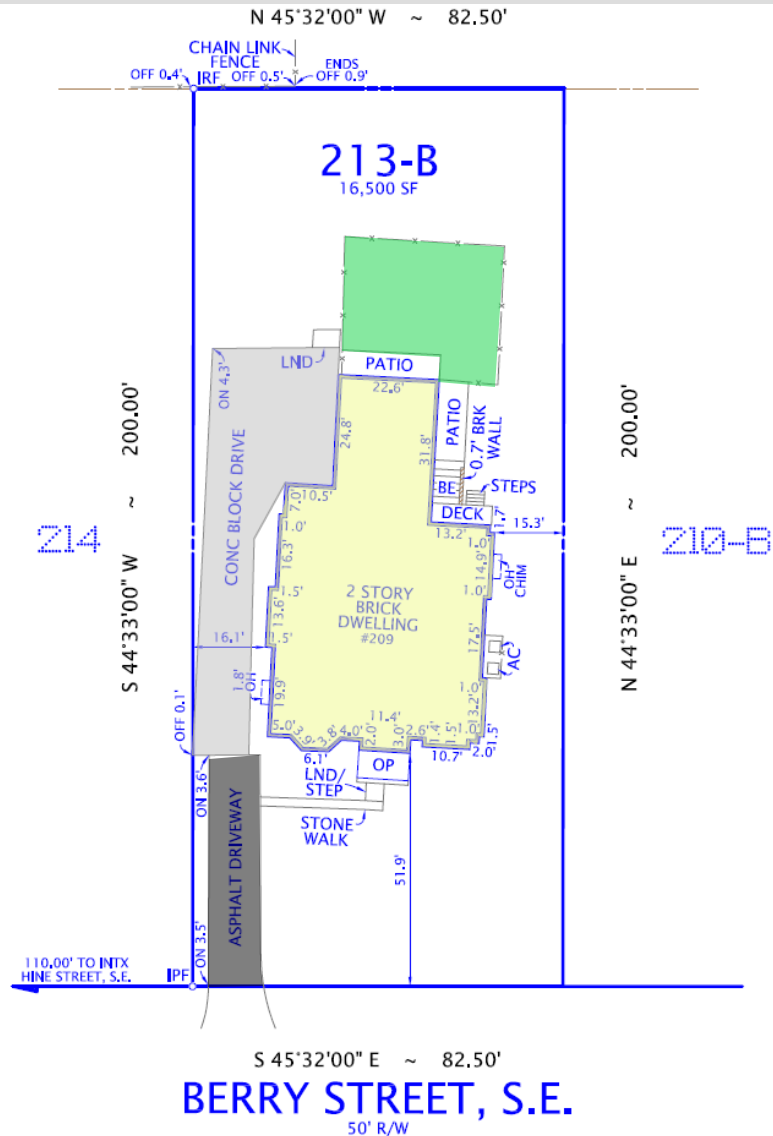


### Zoning Map



# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Plat & House Layout



# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Site Photos



Front of home and existing driveway



Fenced back yard play area

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Site Photos



*Driveway from Berry St SE*



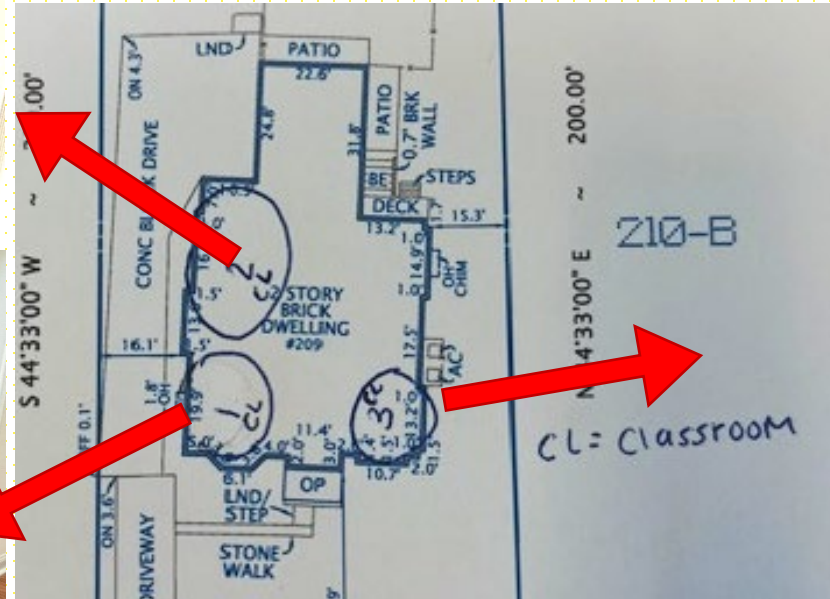
*Driveway transition from paving to grid pavers*



*Continuation of driveway using grid pavers*

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Site Photos



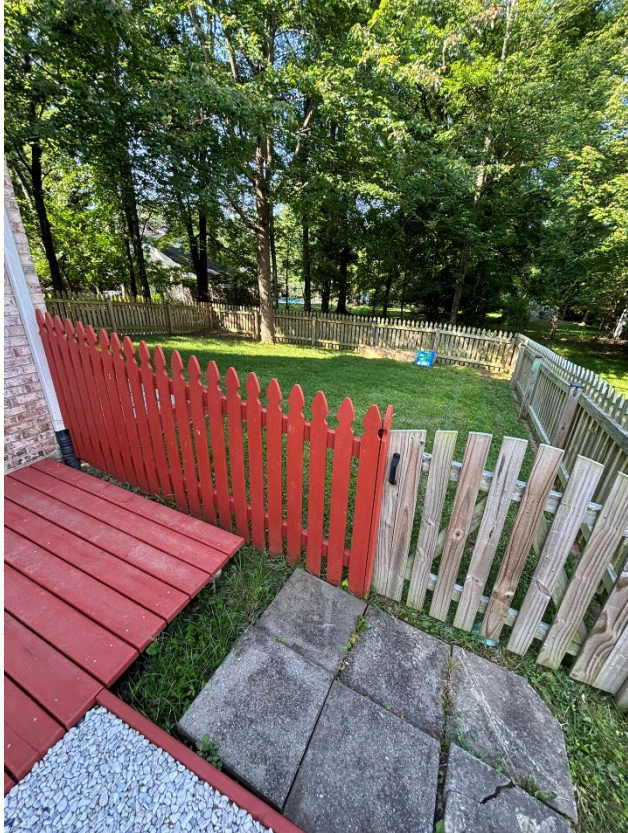
*Location of classrooms  
In house*



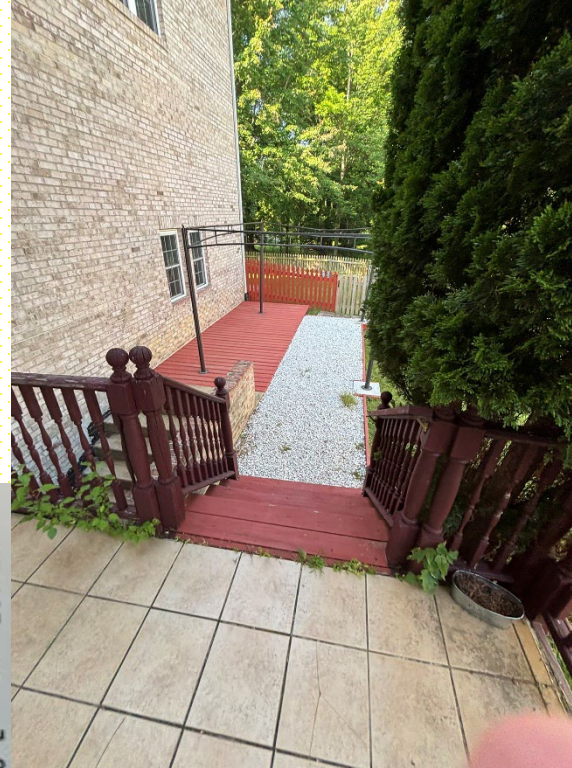
*Classroom on right side of house*

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Site Photos



*View of rear fenced yard from gate by back door*



*View of walkway to rear fenced yard from back deck*



*View of landscaping between yards*

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## Summary

### Proposed Conditional Use Permit to Operate Family Day Home

- Aligns with Comprehensive Plan
- Adequate parking provided for existing family day home
- Conditions may be applied with all Conditional Use Permit Applications

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## **Next Steps**

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### Next Steps

- ☐ Planning Commission Recommendation to Board of Zoning Appeals
- ☐ Board of Zoning Appeals – June 18, 2025

# 209 Berry St SE – Conditional Use Permit for Family Day Home

## **Proposed/Suggested Motions**

- ☐ "I move to recommend approval to the Board of Zoning Appeals for the conditional use permit for a Family Day Home childcare to accommodate up to twelve children at 209 Berry St SE, described as tax map parcel 0382 09 0213B."
- ☐ "I move to recommend approval to the Board of Zoning Appeals for the conditional use permit for a Family Day Home childcare to accommodate up to twelve children at 209 Berry St SE, described as tax map parcel 0382 09 0213B, with the following conditions:  
Staff suggested conditions:
  - The Conditional Use Permit shall be declared null and void if the lease permitting the applicant to reside in the house expires.
  - A copy of the active lease will be provided to Town staff in advance of receiving the occupancy permit and kept on file by the applicant, the property owner, and the Town.
  - Each active lease must list the operator of the family day home as a resident Tenant.
- ☐ "I move to recommend denial to the Board of Zoning Appeals for the conditional use permit for a Family Day Home childcare to accommodate up to twelve children at 209 Berry St SE, described as tax map parcel 0382 09 0213B."