



Town of Vienna

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Meeting Minutes - Final Planning Commission

Wednesday, April 24, 2024

7:30 PM

Charles Robinson Jr. Town Hall, 127
Center St. South

6:30 pm - 7:30 pm Work Session

Comprehensive Plan Subcommittee Group 2 - Transportation and Community Facilities met for work session at 6:35 PM on Wednesday, April 24, 2024, in the Town Hall Council Chambers. Subcommittee members present were Douglas Noble, Stephen Kenney, and Matthew Glassman. Staff members present were David Levy, Kelly O'Brien, John Sergeant, Andrew Jinks, and Jennifer Murphy.

[PCWS24-129](#)

Comprehensive Plan Review - Subcommittee Discussion - Group 2: Transportation & Community Facilities

Group 2 met for work session discussion on updating comprehensive plan chapters for Transportation and Community Facilities and Services. Discussions included big picture approaches to updating chapters, review of data input to date, identifying supporting data that's needed, and review of specific issues. Commissioner Kenney will upload comments and feedback collected from TSC and staff to the share folder. Department of Public Works (DPW) staff provided that they are currently reviewing town ROW requirements and standards. They will update Group 2 of their progress.

Concluding discussion, the work session adjourned at 7:27 pm.

7:30 pm - Regular Meeting

The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, April 24, 2024, at 7:30 pm, in the Vienna Town Hall Council Chambers. Commissioners present were Chairwoman Jessica Plowgian, Matthew Glassman, Stephen Kenney, David Miller, Deepa Chakrapani, Keith Aimone (arriving at 7:39 pm), and Douglas Noble. Staff members present were Director of the Department of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Town Engineer, John Sergeant, and Clerk to the Commission, Jennifer Murphy.

Roll Call

All members present.

Communication from Citizens and/or Commissioners

Theresa Ayotte, residing at 114 Wilmar Pl NW, Kimberly Bandow, residing at 206 Center St N, and Vincent Howard, residing at 110 Wilmar Pl NW, noted concerns over a proposed sidewalk installation project along Wilmar Place NW. The houses

on their street having been constructed 80-100 years ago, sidewalk installation will impact their properties much more than the surrounding newly constructed neighborhoods. They are seeking guidance on steps moving forward with respect to the Comprehensive Plan. Town Engineer, John Sergent advised that he was managing the project, which is still in the early planning stages and undergoing engineering review. Following a brief discussion, the residents were advised to continue to work with staff and to possibly reach out to members of Town Council.

Public Hearing - None

Regular Business

[PC24-234](#)

Request for recommendation for Conditional Use Permit to the Board of Zoning Appeals for a family day home to accommodate up to a maximum of twelve (12) children at 108 Yeonas Cir SE, in the RS-10, single-family residential zoning district. Application filed by Tania Giviani-Faris & Kambiz Faris, property owners and Happy Younglings Family Daycare owners.

Principal Planner, Maggie Costello provided staff's report, stating that the application request is to expand an existing conditional use permit (CUP) to the maximum twelve (12) children. The previously approval use permit allowed care of no more than ten (10) children.

The property, designated low density residential per the Comprehensive Plan's Future Land Use & Zoning map, is zoned RS-10. Residentially zoned lots require a CUP for a family day home care of more than four children. The maximum allowable children that can be cared for out of the home are twelve (12). It is the state that regulates the operation of home childcare and the town that regulates land use and those impacts. Staff has reviewed the application for consistency with the 2015 Comprehensive Plan's Goals and Objectives and found no inconsistency between the proposed use and the Comprehensive Plan. Ms. Costello presented photos of the property's site, interior floor plan, and parking plan, stating that staff estimates a minimum of four (4) onsite vehicle parking spaces and eight (8) on-street public parking spaces, totaling a minimum of twelve (12) available parking spaces. Town Code Sec. 18-234 - Regulations lists their requirements.

Ms. Costello explained that the application request is for the maximum allowable twelve (12) children and one non-residential employee. The proposed hours of operation are 7:30 am - 6 pm, Monday - Friday. The application's next step in review will be to go before the Board of Zoning Appeals (BZA). They are currently anticipated to meet on May 15, 2024. Vienna Town Code zoning ordinance, Sec. 18-824.4 has a 90-day directory requirement deadline of July 10, 2024. Concluding her presentation, Ms. Costello offered to answer any questions.

Chairwoman Plowgian asked staff to provide dates of the applicant's previous CUP approvals. Director Levy answered that in 2009 approval was granted to care for five (5) children, in 2013, eight (8) children, and in 2018, approval was granted for ten (10) children. Commissioner Miller noted that conditional approval of ten (10) children was initially granted for one year. The applicant was later granted CUP approval to care for ten (10) children in perpetuity.

Chairwoman Plowgian invited public comment.

Kambiz Faris, residing at 108 Yeonas Circle SE, stated that he is the husband of the

applicant, Tania Faris. They have asked parents to stagger drop-off and pick-up times to not overwhelm the street. They have also added over 60 trees to their property to help with privacy concerns. Chairwoman Plowgian asked where the employee parks. Mr. Faris answered that they typically park on the street, outside of the cul-de-sac. Further discussion followed determining that there are no violations on file and staff has received no public comments.

Marie Armstrong, residing at 203 Albea Court NE, has been bringing her children to the Happy Younglings family day home care since 2019. During that time Ms. Armstrong has never seen more than four (4) cars at a time, so parking is not an issue. She supports the application, stating that it is hard to find high quality childcare and that the application is good for the community. Concluding her comments, Ms. Armstrong was seated.

There being no further discussion, a motion was in order.

Commissioner Miller motioned that the Planning Commission provide recommendation for Conditional Use Permit to the Board of Zoning Appeals for a family day home be approved for the maximum of twelve (12) children at 108 Yeonas Cir SE, described in tax map parcel; 0393 13 2618.

Chairwoman Plowgian stated that the site has been functioning as a family day home care location. Adding two (2) more children is not significant. Since there have been no complaints or concerns, she is inclined to support the application. Commissioner Kenney suggested that they could adjust the parking diagram removing one or two of the marked parking spaces. Commissioner Miller stated that he supports the application as they have demonstrated that they can make it work while showing respect for their neighbors. Concluding discussion, Chairwoman Plowgian called for a vote.

Motion: Miller

Second: Kenney

Carries by roll call vote: 7-0

New Business

None

Planning Director Comments

Director Levy reported on the following:

- Upcoming May work session for Town Council to discuss the Parking Study & Code Create follow-up items. Staff will provide a link to the town survey.

Commissioners further discussed the following:

- Commissioner Noble provided an update to Comprehensive Plan, Group 2 - subcommittees discussion, which took place prior to the regular meeting. Discussion included big picture items and approach, along with Department of Public Works staff update on street ROW dedication approach.
- To date staff has received no official written feedback from town boards and commissions.
- Commissioner Miller thanked Patrick and Julie Bazin for their successful 18 years of providing Bazin's on Church, stating that they will be missed.

Approval of the Minutes:

March 13, 2024, meeting minutes were accepted with edits provided to the Clerk.

Meeting Adjournment

The meeting adjourned at 8:13 pm.

Respectfully submitted,

*Jennifer Murphy
Clerk to the Commission*

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.