

PLANNING COMMISSION

June 11, 2025

Regular Meeting Minutes

The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, June 11, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Jessica Plowgian, Keith Aimone, and Stephen Kenney. Staff members present were Director of Planning & Zoning, David Levy, Principal Planner, Lyndsey Clouatre, Planning Engineer, Brian Nguyen, and Clerk to the Commission, Jennifer Murphy. Douglas Noble, Deepa Chakrapani, and David Miller are absent.

Roll Call

Commissioners Noble, Chakrapani, and Miller were called absent.

Communications from Citizens and/or Commissioners

None

Public Hearing – None

Regular Meeting

Item No. 1

Request by The Gift of Language Center for a recommendation to the Board of Zoning Appeals for a Conditional Use Permit to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 zone.

Town Principal Planner, Lyndsey Clouatre presented staff's report, stating that the low-density residential property as shown under future land use is zoned RS-16 zone, residential single-unit, requiring a conditional use permit (CUP) to care for over 4 children. Presenting the house location survey and photos detailing the interior and exterior of the home, she stated that the proposed CUP aligns with the Town's Comprehensive Plan. Adequate parking has been shown to meet required town code conditions. The application is scheduled for final review with the Board of Zoning Appeals (BZA) at their June 18th meeting. Concluding staff's presentation, the applicant was invited forward to speak.

Diana Hernandez of The Gift of Language Center was present representing the application. Ms. Hernandez thanked commissioners, stating that she is requesting support of her application request for the Gift of Language Center. It is a Spanish language immersion program that provides quality childcare in a nurturing, safe environment offering small group, individualized attention. She stated that the CUP will not alter the character of the neighborhood.

The following was discussed with the applicant:

- History of the subject location, which was previously approved for a CUP family day home.
- One outside employee will work approximately 7-9 hours.
- Hours of operation will be 7:00 a.m. - 6:00 p.m. with staggered drop-off times. Pre-school hours will be 8:30 AM – 3:30 PM for a total of twelve (12) children.
- Access to the house will be through the backyard, which has an entrance through the patio door.

Concluding discussion, Chairman Glassman invited public comment.

Jennifer McClelland of 503 Walker Rd, Great Fall Virginia, has three children who attended the other location for over 3 ½ years. Ms. Hernandez offers quality education, love, and affection. Both the facility and Ms. Hernandez's education is of value to any community.

Pete Weddle of 8111 Cawdor Ct. Mclean, VA, stated that his son recently completed 3 years at the other facility. Supporting the application, he stated that Ms. Hernandez is an exceptional educator who has been a gift to their family. He hoped the town accepts the application for the community.

Cecillia Losado, residing in the Tysons area, stated that her son has thrived at the school and enjoyed his time there. So much so that he does not want to leave the program. Ms. Hernandez offers a very loving, attentive, safe program. Her son is sad to have to leave the program. She supports the application.

Gracia Cosman of Tysons Virginia, stated that the program is a real immersion program. Her son is completing his 3rd year with the program, which teaches Spanish for reading, writing, and math. The full immersion program has a focus on language, cultures, and traditions. Ms. Cosman supports the program, stating that it's a great program for children but also a great addition to the community.

Haily Fox, residing in the Tysons area, stated that she recently moved from another community. She supports the previous comments made regarding the applicant's character. The current center is also located near commercial businesses. As Ms. Hernandez typically teaches the children to be respectful of their surroundings she did not anticipate any disruptions to the area.

Ariel Frank, residing at 211 Battle Street SW, stated that her daughters attend the after-school program, and pre-school program. Ms. Hernandez provides a loving, safe and secure environment that offers community, immersive programs. She would be an asset to the town.

Angelique Mayo of Chantilly Virginia, stated that she formerly resided in the Tysons area. She stated that Ms. Hernandez is very involved in the community, always volunteering at Freedom Hill Elementary. She is invested in creating strong ties to the community like Viva Vienna.

Julia Revera, the daughter of the applicant, spoke in support, stating that her mother takes the time to get to know each person. She is very caring, and involved in the community, stating that education is very important to her and her family. She wants to see Ms. Hernandez continue to support children's education similar to what she has done in Falls Church and Tysons Corner.

Staff advised that one written comment was submitted, and one neighbor called prior to the meeting supporting the application.

Concluding public comment, it was suggested that the applicant consider installing a 6 ft fence to help with noise and encouraged to monitor the situation.

Concluding discussion, Chairman Glassman called for a motion.

Commissioner Plowgian motioned that a recommendation for the Gift of Language Center be made to the Board of Zoning Appeals for a Conditional Use Permit to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 zone.

Motion: Plowgian

Second: Kenney

Carried: 4-0

The motion carrying, Chairman Glassman stated that the item will undergo final review by the BZA at their June 18, 2025, meeting.

New Business - None

Director's Report

Director Levy reported the following:

- Upcoming reviews include Specialized Instruction CUP for Clay and Kiln, and site plan amendment phasing for NFCU to relocate onsite ATMs. The items will be reviewed at the June 25, 2025, meeting.
- Tonight's work session will begin immediately following the regular meeting.

Minutes: None

The meeting adjourned at 8:01 pm.

Respectfully submitted,

Jennifer M. Murphy

Clerk to the Commission