



Sara V. Mariska
sara.mariska@ofplaw.com
Direct: 703-218-2146

February 4, 2026

VIA E-MAIL

Planning Commission
Town of Vienna
127 Center Street S
Vienna, Virginia 22180

Re: Green Hedges School, Inc.
Conditional Use Permit and Site Plan Modifications
PF-1925356-CUP
PF-1815108-SP

Dear Planning Commissioners:

In response to the discussion at the January 28, 2026 Planning Commission meeting, I have enclosed revised proposed Conditional Use Permit (CUP) conditions for your consideration. The School seeks to carry forward conditions that were previously adopted by the Board of Zoning Appeals as may be applicable, provide additional commitments, and address community and Commissioner comments, particularly related to increased enrollment, buffers, sound mitigation, and rentals.

Enrollment

The School proposes to lower its requested enrollment cap to 210 students or commit to a 5-year average of 210 students. These two options are included in the enclosed draft CUP conditions. The School has been approved for a maximum of 190 students since 1985. The School's initial submission proposed a maximum of 225 students, which the School now proposes to reduce to 210. Should the cap be reduced below 210 students, the School's plan is no longer executable. Should the cap be preferred to the averaging proposal, the School proposes to phase in students such that no more than 10 additional students per year, up to a maximum of 210 students.

Buffers

The School proposes to provide landscaping buffers in Phase 1 to the greatest extent possible. The buffers can be planted in Phase 1, except for approximately 104 linear feet adjacent to 434 Knoll Street. The full buffer cannot be accommodated in Phase 1 in this limited area due to required grading, berm construction, and stormwater management infrastructure that needs to be installed in this area in Phase 2. Except for this limited area, the proposed buffers are proposed to be installed in conjunction with Phase 1, prior to any proposed increase in enrollment. The

School proposes to install shrubs in this area to prevent children from playing directly adjacent to the neighboring property. I have enclosed additional information on the proposed buffer planting plan and potential species.

Sound Mitigation

Given existing weather conditions, and the lack of any outdoor School activity, additional information cannot be provided until the School can work with a sound consultant to finalize a detailed recommendation for implementation. The School is working with Polysonics on this effort. The School understands that any recommendation from the Planning Commission may advise that additional information be provided in advance of a vote by the Board of Zoning Appeals.

Polysonics will perform an on-site noise survey using precision sound testing equipment and perform a visual inspection of topographical and environmental conditions affecting noise conditions. Polysonics will then recommend noise abatement solutions to mitigate noise levels. Irrespective of additional analysis, as stated to the Planning Commission, and as memorialized in the proposed CUP conditions, the School proposes to install sound isolation fence membrane as soon as possible, and before commencement of the construction of the New Academic Building.

The School understands the interest in improving existing conditions, but additional information must be confirmed with respect to construction details including, but not limited to, the location of any necessary new fence footers, potential interaction with stormwater management and vegetative buffers, as well as the need to obtain Board of Architectural Review approval. Given the need to confirm these details, the School wants to avoid setting a well-intentioned deadline that is not achievable based on legitimate engineering constraints.

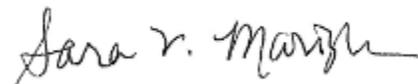
Rentals

The School has updated the proposed conditions to prohibit rental of the gym to youth basketball teams.

Thank you for your time and consideration of the School's proposal.

Very truly yours,

ODIN, FELDMAN & PITTLEMAN, P.C.



Sara V. Mariska

Enclosures

cc: Peter Barrett Jessica Brandt
 Jessica Wadlow Mike Huber

#6606098v1