TOWN OF VIENNA since 1890

Conditional Use Permit

GeoCivix, LLC
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Project Overview #1343970

Project Title: 516 & 514 MILL STREET NE; PITCHERS EDGE
Application Type: Conditional Use Permit
Workflow: 1. Application Completeness Review
Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant
RENEE PIPPIN
PITCHERS EDGE LLC
516 MILL STREET NE
VIENNA, VA 22180
P:703-714-7377
renee@pitchersedge.com

Contact Information: Owner
RENEE PIPPIN
PITCHERS EDGE LLC
516 MILL STREET NE
VIENNA, VA 22180
P:703-714-7377
renee@pitchersedge.com

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Address

Project Address:
- 516 MILL ST NE
- 514 MILL ST NE

Suite:

Parcel (PIN): Address/Parcel
- 516 MILL ST NE: 0382 02 0147
- 514 MILL ST NE: 0382 02 0147

Town Limits: Address/Parcel
- 516 MILL ST NE: IN TOWN OF VIENNA
- 514 MILL ST NE: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area
- 516 MILL ST NE: LOCATED OUTSIDE RMA
- 514 MILL ST NE: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel
- 516 MILL ST NE: INDUSTRIAL
- 514 MILL ST NE: INDUSTRIAL

Resource Protection Area : Resource Protection Area
- 516 MILL ST NE: LOCATED OUTSIDE RPA
- 514 MILL ST NE: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel
- 516 MILL ST NE: CM
- 514 MILL ST NE: CM

Windover Heights Historic District: Address/Parcel
- 516 MILL ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS
- 514 MILL ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

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WAREHOUSE SPACE EXPANSION TO ADD TWO PITCHING/HITTING LANES IN ORDER TO ACCOMMODATE 360 DEGREE MOTION

ANALYSIS CAMERAS SYSTEMS FOR OUR RESEARCH & PROGRAM DEVELOPMENT. MORE SPACE FOR STORAGE AND RELIEF OF OVERCROWDING OF EQUIPMENT.

Trade Name of Business (DBA): PITCHERS EDGE

Business Hours: BY APPOINTMENT ONLY - DAYS PER WEEK-9AM-9PM

Type of Conditional Use Requested: Conditional Use Permit for Specialized Instruction

Number of Proposed Employees: 6

Project Narrative:

Are you amending an existing conditional use permit?: No

Pitchers Edge offers private one-on-one baseball instruction, pre-scheduled by appointment only; Appointment times are available 7 days per week from 9am to 9pm. We have dedicated off-street Parking spaces in front of our location offering easy, safe access for our clients and staff. Our staff have staggered days and hours they offer appointments.

Live throwing or hitting requires a location with solid walls, few windows, high ceilings and specific distances which in mainly found in warehouse districts. Also, the space needed for high tech data collection equipment and high speed camera systems is at specific distances and heights.

My Husband Craig has designed the programming and fills in as an instructor, I am on site occasionally too, to assist with running and troubleshooting the technology/equipment and as the customer service point person. At the most there will be five in attendance at one time; Typically, a shift will consist of two staff on site offering private instruction, each with one client & an occasionally desk person (me) for customer service

We offer appointment openings at staggered times throughout any day and with staggered staffing days/times so we do not have more than one person arriving through the door at a time.

Expansion to the space next to our current operations will allow for a safer environment from flying baseballs if we can spread out current operations by adding an additional pitching lane or hitting area. This will create a much safer environment for our staff and clients. For example, in our current space & with two pitchers working, clients take turns during throwing activities which impedes the learning/teaching process.

Currently we do not have enough room within our current 516 space to set up needed equipment and have to pull equipment in and out for set up prior to each appointment. With additional space we can have a dedicated set-up area for each equipment type needed. Using High Speed cameras and data collecting instruments we collect specific data that provides a proven method for healthy overhand throwing for the community of baseball players-all ages. More space allows for less wear and tear and damage to equipment from moving in and out of locations and re-setting up for each session.

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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 for Expansion of NON-Conforming use Specialized Instruction

at the following address: 514 & 516 Mill St. NE Vienna VA 22180

Applicant Name (fill out if owner is not applicant): _____

Signature of Applicant: _____ Date: 5/13/24

Property Owner's Name: 500 Mill St. LLC Kevin Williams

Signature of Property Owner: _____ Date: 5/13/24