

From: [Paul McKenney](#)
To: [Murphy, Jennifer](#)
Cc: [Levy, David](#); [O'Brien, Kelly](#)
Subject: Re: 4/10 Planning Commission Meeting
Date: Thursday, April 4, 2024 4:35:19 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please find my updated comments below

Hello Ms. Murphy,

My name is Paul McKenney and I am a Vienna resident currently residing on Battle St SE. I understand that there will be a Planning Commission Public Hearing on 4/10 and that the agenda will include discussion on the potential establishment of an in-home day care center at the corner of Battle St SE and Center St. Unfortunately I am out of town and unable to attend that meeting but am providing below my objections to this proposal for consideration by the Planning Commission.

My objections focus primarily on the concern for public safety and traffic mitigation as any business establishment including day care centers bring additional motor traffic to the area.

1. Center Street is already a fairly high traffic road and a cut through used by cars to get to Maple Avenue. Additional traffic around this intersection which is so close to the fire station and the already oft congested intersection at Waters field will cause additional congestion on Center St. This is a risk to fire and rescue vehicles getting out of their station.
2. This area already has significant traffic from events occurring at Waters field, the fire station and is used for overflow parking for events at the community center. Additionally, the possible future public use of the now vacant church will also bring more traffic to this area.
3. Center St is used by parents and children walking or cycling to Vienna Elementary School. Having more cars coming in to this area to drop their children for daycare puts these pedestrians at risk.
4. Battle St. SE is a popular pedestrian and cycling thoroughfare as it leads to a path which is a short cut to the community Center and W&OD trail. Having additional traffic come up this street and up Spring St, already home to a preschool, puts these pedestrians and cyclists at greater risk.

In short this area is already heavily trafficked and as stated above, congested. Having a home daycare center here with cars coming in for drop off and pick up and children getting in and out of cars brings a safety risk particularly during commuting hours. This area has many children walking and bicycling to school at VES and parents dropping kids at Waters Field and the community center not to mention the popularity of this route for commuters. Additionally there are fire and rescue vehicles and police vehicles that frequent this area.

Bringing additional traffic to this small area particularly during the commuting hours is both unwise and unsafe. For these reasons I strongly oppose this proposal. Please feel free to contact me if I can provide additional information.

Thank you for your attention to this matter and for providing my comments to the commission.

Sincerely,

Paul McKenney

From: Matt and Alison Joint <mcatfrench@gmail.com>

Sent: Tuesday, April 9, 2024 9:28 AM

To: Murphy, Jennifer <Jennifer.Murphy@viennava.gov>

Cc: Costello, Maggie <Maggie.Costello@viennava.gov>; Levy, David <David.Levy@viennava.gov>

Subject: Planning Committee Public Comment for 100 Battle St SE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning and Zoning Committee,

We are writing today with feedback on the proposed plan for a family daycare center at 100 Battle Street SE. We live on Battle St. SE and would like to share some concerns and potential solutions regarding noise and privacy in our neighborhood. Unfortunately, we are unable to attend the hearing on April 10 due to work travel and family commitments and hope that you will take this input into consideration.

We object to the current plan as it does not address potential privacy and noise issues related to the use of the deck. Privacy is a key concern for us as neighboring residents; we also have serious concern for the privacy of the minors who will be attending the daycare. We understand that daycare activity will extend to the back deck of the property, which is elevated above the fence line and provides little visual or audio privacy. The deck - and anyone on it - is clearly visible from all directions: from Center Street, from the parking lot of the townhomes behind the property, and from the neighboring property at 102 Battle. Please see attached photos.

Rather than enhance privacy in the interest of their potential underage clients and neighbors, the current owners have actually removed a significant amount of trees since moving in less than a year ago. This has made their back yard significantly more visible and audible. In recent months, they have cut down or significantly pruned several trees, including a very large (80-100 foot) tree that had provided significant privacy and noise reduction in the back yard and pruned trees on Center Street that make the deck more visible from the sidewalk.

Noise is another key concern for our neighborhood. We have both worked from home throughout our careers and since the pandemic this has only increased. We are senior level in our careers and often have Zoom meetings with high-level clients. When not in meetings we are performing complex technical and management tasks that require deep thought. We also have school-aged children who are home in the afternoons and need to do homework. For the past 14 years, our family has enjoyed a peaceful and private Vienna neighborhood and have come to rely on it for work and academics.

As we understand it, the daycare could be open as early as 7 am and as late as 6 pm. As it currently stands, we can already hear a decent amount of noise from the activity at 100 Battle St. - in part due to the barriers to sound that were removed, as described above - and are concerned that having up to 12 non-resident children and staff on the deck during work and school hours would be extremely disruptive to our family and to other neighbors.

There are several considerations that the plan could adopt to help increase privacy and decrease noise for all involved, but none have been proposed. Potential solutions include:

- Adding a 6' privacy screen to portions of the deck to reduce visibility and deflect noise.

- Add perennial trees and vegetation that extend upwards of the fence line to reduce visibility and absorb noise.
- Limit the hours the deck would be in use by non-residents for commercial purposes
- Limit the maximum number of non-residents that would be on the deck at the same time

Due to these reasons, we are not supportive of the proposed plan for a family daycare center at 100 Battle Street SE. If the plan were amended to adequately address privacy and noise, we would be agreeable. We are happy to discuss any of this further. Please feel free to contact us.

Thank you for taking our concerns into consideration.

Sincerely,

Matthew and Alison French



View from 102 Battle St SE of the deck being proposed for use for family day care activities at 100 Battle St SE. Entirety of the deck is visible and audible.



View from parking lot of mixed use residence to the North of 100 Battle St SE. Deck is clearly visible.



View from Center St sidewalk

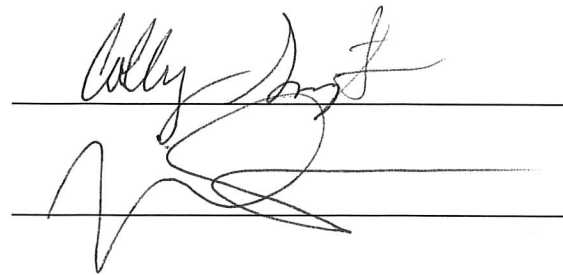
Morgan Samson & Colby Smyth
Name: 725 Center st S, Vienna VA 22180
Address:
Phone number: 703-609-1745 / 703-597-2428

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

The image shows two handwritten signatures on a set of three horizontal lines. The top signature is written in cursive and appears to read 'Colby Smyth'. The bottom signature is also in cursive but is more stylized and less legible. Both signatures are written in dark ink.

John Russo

205 Berry St SE

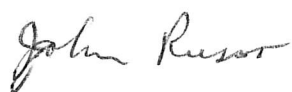
Vienna, VA 22180

Dear Sir/Madam,

I am writing to express my strong support for Anastasia Abraham in opening an in-home daycare at 100 Battle SE Vienna VA 22180.

My grandchild has attended her Daycare/Preschool program, and it's a wonderful addition to our town.

Please feel free to contact me if you have any questions.

A handwritten signature in cursive script that reads "John Russo".

John Russo

Lydia Russo

205 Berry St SE

Vienna, VA 22180

Dear Sir/Madam,

I am writing to express my strong support for Anastasia Abraham in opening an in-home daycare at 100 Battle SE Vienna VA 22180.

My child has attended her Daycare/Preschool program, and it's a wonderful addition to our town.

Please feel free to contact me if you have any questions.

A handwritten signature in cursive script that reads "Lydia Russo". The ink is dark and the signature is fluid, with the first and last names clearly legible.

Lydia Russo

Vicente Parra

205 Berry St SE

Vienna, VA 22180

Dear Sir/Madam,

I am writing to express my strong support for Anastasia Abraham in opening an in-home daycare at 100 Battle SE Vienna VA 22180.

My son has attended her Daycare/Preschool program, and it's a wonderful addition to our town.

Please feel free to contact me if you have any questions.

A handwritten signature in black ink, appearing to be 'VP' with a stylized flourish.

Vicente Parra

Name: Tasmia Rahman

Address: 132 Courthouse Road SW, Vienna, VA 22180

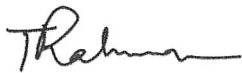
Phone number: +1 (202)-812-1544

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'T. Rahman', is written above a horizontal line.

Tasmia Rahman

Name: Jeff Wagoner
Address: 10104 Tamarack Drive, Vienna, VA 22182
Phone number: 202.734.9833

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

Jeff Wagoner _____

A handwritten signature in dark ink, appearing to read 'J. Wagoner', is written over a horizontal line. The signature is stylized with a large 'J' and a cursive 'W'.

Name: Susan and Steve Wagoner
Address: 109 Melody Lane, SW, Vienna, VA 22180
Phone number: 703.715.8512



April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

Susan and Steve Wagoner

Name: Nicole Freid
Address: 300 Jean Place NE Vienna, VA 22180
Phone number: 201-615-8440

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. We need excellent high quality daycare providers in the town of Vienna. Please feel free to contact me if you have any questions.

Sincerely,

Nicole T. Freid

-S

Digitally signed by Nicole T.
Freid -S
Date: 2024.04.08 14:11:30
-04'00'

Name: Sarah Wagoner and Jason Moore
Address: 206 Paris Ct SW, Vienna, VA 22180
Phone number: 571.225.8215

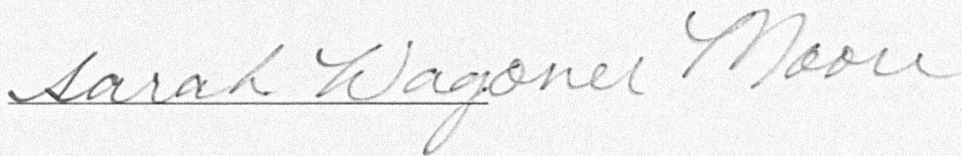
April 8, 2024

Dear Sir/Madam,

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

Sarah Wagoner and Jason Moore

A handwritten signature in cursive script that reads "Sarah Wagoner Moore". The signature is written in dark ink and is positioned below the printed name line.

Name: Kevin Gaske
Address: 422 Center St N, Vienna
Phone number: 301-335-5382

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

Kevin Gaske

Kevin Gaske

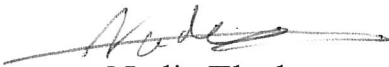
Nadia Elazhary
209 Berry Street SE,
VIENNA VA 22180
718-496-8013

April 1, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Nadia Elazhary', with a long horizontal flourish extending to the right.

Nadia Elazhary

Name: Hisham Barakat, DDS
Address: 2553 Chain Bridge Rd, Vienna, VA 22181
Phone: 757-575-3992
Company name: Vienna Smiles

April 10, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening a daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read 'Hisham', is written over a horizontal line.

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UNITED ARAB EMIRATES
MINISTRY OF ECONOMY



الإمارات العربية المتحدة
وزارة الاقتصاد

Embassy of the United Arab Emirates
Trade & Commercial Office - Washington D.C.

April 10, 2024

A. To Whom It May Concern


I am writing to recommend Anastasia Abraham. I am one of the families that trust Anastasia with their children enrolled in one of her two daycare centers in town of Vienna and the Great Falls area. We consider ourselves lucky to have Anastasia as the owner of the school our daughter goes to where all our close friends and neighbors send their children their too.

As a Town of Vienna owner for many years, Mrs. Abraham has our full support for her opening of a daycare at 100 Battle Street SE Vienna and I consider Town of Vienna lucky to have more of much needed quality daycare programs opening by Mrs. Abraham.

If you have any further questions or require additional information, please do not hesitate to contact me at Karim@uaeembassy-usa.org or +12023687780.

Sincerely,

Karim Gamal
Director and Chief of Staff
UAE Trade & Commercial Office - UAE Embassy in Washington D.C

DocuSigned by:

9C561119D11949A..

Name: Lily Alobaidi

Address: 175 Maple ave E, Vienna VA 22180

Phone number: 586-549-9052

April 8, 2024

Dear Sir/Madam

I am writing to express my strong support for Anastasia Abraham in opening an in-home child daycare at 100 Battle Street SE, Vienna VA, 22180. Please feel free to contact me if you have any questions.

Sincerely,

