



**TOWN OF  
VIENNA**  
since 1890

## Conditional Use Permit

**GeoCivix, LLC**

9420 E. Golf Links Rd. Suite 108, #296 | Tucson, AZ 85730

P: 520 319-0988 | F: (520) 319-1430 | E:

jace.coleman@geocivix.com

### Project Overview

**#1312986**

**Project Title:** 430 Old Courthouse Rd NE - Family Day Home -  
Conditional Use Permit

**Jurisdiction:** Town of Vienna

**Application Type:** Conditional Use Permit

**State:** VA

**Workflow:** 2. Staff Review

**County:** Fairfax

### Project Contacts

#### Contact Information: Applicant

Bahareh Ranjbar

430 Old Courthouse Rd NE

Vienna, VA 22180

P: 571 595 8171

[bahar\\_hi5@yahoo.com](mailto:bahar_hi5@yahoo.com)

#### Contact Information: Owner

Bahareh Ranjbar

430 Old Courthouse Rd NE

Vienna, VA 22180

P: 571 595 8171

[bahar\\_hi5@yahoo.com](mailto:bahar_hi5@yahoo.com)

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

### Project Address

**Project Address:** 430 OLD COURT HOUSE RD NE

**Suite:**

**Parcel (PIN): Address/Parcel**

- 430 OLD COURT HOUSE RD NE: 0293 10 0015

**Town Limits: Address/Parcel**

- 430 OLD COURT HOUSE RD NE: IN TOWN OF VIENNA

**Resource Management Area: Resource Management Area**

- 430 OLD COURT HOUSE RD NE: LOCATED IN RMA

**Future Land Use Plan: Address/Parcel**

- 430 OLD COURT HOUSE RD NE: LOW DENSITY  
RESIDENTIAL

**Resource Protection Area : Resource Protection Area**

- 430 OLD COURT HOUSE RD NE: LOCATED OUTSIDE  
RPA

**Current Zoning: Address/Parcel**

- 430 OLD COURT HOUSE RD NE: RS-12.5

**Windover Heights Historic District: Address/Parcel**

- 430 OLD COURT HOUSE RD NE: LOCATED OUTSIDE  
WINDOVER HEIGHTS

### Project Description

**Project Description:**

Home Daycare

**Trade Name of Business (DBA):** Happy Hive

**Business Hours:** 7:30-5:30

**Type of Conditional Use Requested:** Home Daycare

**Number of Proposed Employees:** 1

**Project Narrative:**

**Are you amending an existing conditional use permit?:** No

This is a request for zoning approval as part of the county permit and the States license for a home daycare for 12 kids



## 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:

at the following address: \_\_\_\_\_

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

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Signature of Property Owner: Ranjana Date: 04/26/2024