

### Written Testimony Received

Request to amend an existing Conditional Use Permit to increase the number of students from 190 to 210 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

Testimony Number	Name of Submitter	Address of Submitter
1	Ashit Vora	122 Cherry Cir SW
2	Alicia McGuire	532 Walker St SW
3	Neil Potts	307 John Marshall Dr NE
4	Sherry Dart	331 Lewis St NW
5	Jessica Edwards-Brandt	605 John Marsall Dr NE
6	Laura Lee	213 Nutley St NW
7	Penny Oszak	221 Nutley St NW
8	Penny Oszak	221 Nutley St NW
9	Liz DiFrancisco	434 Knoll St NW
10	Katherine and David Welch	412 Knoll St NW
11	Mary Ellen Larkins	317 Church St NE
12	Howard Uman	114 Wilmar Pl NW
13	Laura Bligh	226 Glen Avenue SW
14	Dawn Zimmerman	No Address Provided
15	Ying Huang	424 Knoll St NW
16	Sheila Cunningham	No Address Provided
17	Martha Ryan	No Address Provided
18	Barbara Hensel	2614 Babcock Road
19	Kathy Flood	No Address Provided
20	Sara Byrd Goldberg	428 Knoll ST NW
21	Felice Forrester	No Address Provided
22	Janet Weiner	No Address Provided
23	Maureen Halligan	No Address Provided
24	Bill and Melissa DuRoss	416 Knoll St NW
25	Jim and Alice Williamson	No Address Provided
26	Kathy J Cutri	424 Blair Rd NW
27	David Oszak	221 Nutley St NW
28	Penny Oszak	221 Nutley St NW
29	Penny Oszak	221 Nutley St NW
30	Robert McCahill	429 Center St N
31	Luis & Maria Chica	210 Lewis St NW
32	Julie Turnbow & Curtis Turnbow	435 Windover Ave NW

**From:** [Ashit Vora](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Green Hedges School CUP  
**Date:** Monday, May 11, 2026 3:36:26 PM

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

Dear Members of the Board of Zoning Appeals,

I am writing as both a parent of a current Green Hedges School student and, more importantly, as a Town of Vienna resident to express my support for the conditional use permit currently under your review.

Over the course of this process, the school has made a clear and sustained good-faith effort to address concerns raised by the Town and by nearby residents. The school has incorporated feedback received from the Planning Commission and Town staff and has meaningfully revised its plans, including reducing the requested enrollment increase and implementing operational measures designed to mitigate potential impacts on the surrounding neighborhood.

The school has worked to address concerns related to traffic flow, vehicle stacking, and operational impacts through planning and operational adjustments. These steps demonstrate a willingness to respond constructively to community concerns and to ensure that the school's continued operation remains compatible with the surrounding residential area. The proposed improvements will ensure that the school continues to operate in a manner that protects the health and safety of children, staff, and neighbors while maintaining compatibility with the surrounding community.

The school has worked diligently to address Zoning Ordinance standards through design, operation, and proposed conditions. With the updated layout and conditions, the project will not adversely affect the health or safety of persons residing or working in the neighborhood, nor will it be detrimental to the public welfare or injurious to nearby property or improvements. To the contrary, the proposal will support the continued safe operation of the school and enhance the environment in which children learn and develop.

Green Hedges School has been an important educational institution within Vienna for many years. The proposed updates represent a thoughtful effort to ensure that the school can continue to operate safely and responsibly while responding to the practical needs of its students and faculty.

For these reasons, I respectfully support approval of the conditional use permit and appreciate the Board's careful consideration of this matter.

Thank you for your time and service to the Town of Vienna.

Sincerely,  
Ashit Vora

122 Cherry Cir SW, Vienna, VA 22180

**From:** [Alicia McGuire](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** BZA -Green Hedges CUP  
**Date:** Monday, May 11, 2026 4:25:41 PM

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**To:** The Town of Vienna Board of Zoning Appeals

**From:** Alicia Butler- McGuire

**Date:** May 11, 2026

**Subject:** Support for Conditional Use Permit (CUP) – Green Hedges School (GHS)

My name is Alicia Butler-McGuire, residing at 532 Walker St SW. I am writing to you today not only as a current teacher at Green Hedges School, but as a retired educator with Fairfax County Public Schools. Specifically, I spent a significant portion of my career at Marshall Road Elementary, a school deeply embedded in a Vienna residential neighborhood.

In previous applications, such as the CUP granted for Louise Archer Elementary, this Board has demonstrated that, when evaluating health and safety, the well-being and developmental needs of the students are paramount. We ask that the Board maintain this standard. An important part of a school's function is to provide a safe, outdoor environment where children can exercise and grow—a core component of health and safety for any educational institution.

Like my colleagues, I am proud to be a member of the Green Hedges learning community. Eager to be the good neighbors a school located in a residential area must be, we have heard, and acknowledged, the concerns regarding playground noise. However, having taught at Marshall Road—where the playground directly abuts private backyards—I can state with confidence that the sounds of children at play are a standard, expected characteristic of the Town of Vienna's neighborhood school model.

The enrollment figures at schools such as Marshall Road, Cunningham Park, and Flint Hill Elementary are significantly higher than what Green Hedges is currently requesting, yet these institutions remain integral, accepted fixtures within their respective residential blocks. By the sheer volume of students alone, these larger FCPS schools naturally generate a higher decibel level than GHS, demonstrating that the sound of children at play is a standard characteristic of Vienna's neighborhood school model rather than an anomaly.

As a faculty and staff, we are not passive regarding our neighbors' comfort. We are actively

working together to manage outdoor transitions and play—for example, encouraging play on all parts of our open spaces, not just playground space, to facilitate pockets of play across our outdoor spaces and appropriately reminding children when their joy in play might become excessive.

Furthermore, we are eager for the installation of the new fencing, sound attenuation material and natural buffers. These physical improvements will provide significant acoustic and visual barriers, further harmonizing the school's operations with our neighbors' privacy.

Green Hedges is asking for nothing more than the same consideration afforded to every other neighborhood school in Vienna. We believe that the health, safety, and joy of our students should remain the central focus of this permit.

Sincerely,

Alicia Butler-McGuire

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**Alicia McGuire**

she/her/hers

Grade 3 Teacher

Green Hedges School



14 May 2026

Neil Potts  
307 John Marshall Drive NE  
Vienna, VA 22180

Andrea West  
David Levy  
Kelly O'Brien  
Department of Planning and Zoning

**Subject:** In Support of Green Hedges School's Application (PC26-287)

I am writing as a Town of Vienna resident to express my support for Green Hedges School's conditional use permit application. My two youngest children currently attend the school, my oldest is an alum, and I serve on the School's Board of Trustees.

Over the course of this process, Green Hedges has made a clear and sustained good-faith effort to address concerns raised by the Town and by nearby residents. It has incorporated feedback from the Planning Commission and Town staff, meaningfully revised its plans — including reducing the requested enrollment increase — and implemented operational measures designed to mitigate potential impacts on the surrounding neighborhood. The school has done what you should want from an applicant.

Based on the record before you, the revised plan meets the conditions for a Conditional Use Permit under Town Code Section 18-824.

**A. The plan is safe for the neighborhood.**

The plan actually improves current conditions. Reconfiguring the parking lot increases on-site stacking capacity, which gets cars off the street and improves traffic flow. These are real-world safety improvements.

**B. The plan is not a detriment to the neighborhood.**

The plan replaces old chain-link fencing with a six-foot wood fence, adds sound mitigation material to the playground fence and adds new buffer plantings, which will soften how the school looks and sounds to its neighbors.

**C. The plan meets use-specific standards and controls potential impacts.**

- **Noise:** The school conducted a sound assessment and is undertaking several noise mitigating endeavors. The proposed wood fence and sound mitigation material, as well as improved landscaping buffers and new administrative controls will serve to reduce sound levels. The plan also moves the playground roughly 15 feet closer to the school building and away from the property boundary.
- **Loading and Unloading:** The new parking layout is designed to make drop-off and pick-up safer and more efficient, reducing peak-hour congestion and noise on surrounding streets.

**D. The plan fits with the Town's comprehensive plan.**

Green Hedges has been part of Vienna since 1955. Helping a local school modernize its buildings so it can keep serving families is exactly what the Town should be doing. The new academic building and renovated multipurpose room aren't luxuries, but rather necessary replacements for outdated facilities.

In conclusion, the proposed updates represent a thoughtful effort to ensure that the school can continue to operate safely and responsibly while responding to the practical needs of its students and faculty. For these reasons, I respectfully support approval of the conditional use permit and appreciate the Board's careful consideration of this matter.

Thank you for your time and service to the Town of Vienna.

Respectfully,

*Neil Potts*

Neil Potts, Esq.

Dear Members of the Board of Zoning Appeals,

My name is Sherry Dart, and I live on Lewis Street, one block from Green Hedges School. I am writing to express my support for the proposed Conditional Use Permit currently under review.

I am not only a nearby resident, but also a former teacher at Green Hedges, where I taught for 32 years. During that time, I came to deeply value the school's philosophy, its thoughtful leadership, and its longstanding commitment to the Vienna community. I also had the privilege of knowing the founders, Kenton and Francis Kilmer, whose vision shaped a school rooted in respect, intellectual curiosity, and community partnership.

Green Hedges was founded in 1955 and has served Vienna families continuously for more than seventy years. It began as a small, child-centered school and has grown thoughtfully over time while remaining committed to its core values and to being a responsible neighbor within a residential community.

As a neighbor, I understand the importance of maintaining compatibility within our area. Since I began teaching there in the 1980s, the decision to increase enrollment to 190 students was considered meaningful and carefully evaluated. That number has remained steady for many years. The current proposal to increase enrollment from 190 to 210 students — 20 additional students spread across Pre-K through 8th grade — would represent only one to two additional students per class, or roughly 10–15 additional families. In practical terms, this is a modest and manageable adjustment.

Green Hedges has existed within our neighborhood for decades. The current application also includes thoughtful improvements to facilities, noise abatement and landscaping. These updates reflect continued stewardship of the property and an ongoing commitment to safety, organization, and neighborhood compatibility.

Change can naturally prompt concern, but this proposal builds upon a long history of stable operation and community contribution. The school has educated generations of Vienna families and remains an important part of our town's character.

I respectfully ask that you consider the school's decades of responsible presence, the modest and measured nature of this enrollment increase, and its continued willingness to work cooperatively with neighbors when evaluating this request.

Thank you for your time and service to our community.

Sincerely,  
Sherry Dart  
331 Lewis Street NW  
Vienna, VA 22180

**From:** [jessica brandt](#)  
**To:** [West, Andrea](#); [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Letter for May 20 BZA public mtg  
**Date:** Tuesday, May 12, 2026 1:28:09 PM  
**Attachments:** [BZA\\_JEB Letter for May 20 Mtg .pdf](#)

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All,

Attached is my written letter in support of Green Hedges school CUP revisions for the upcoming public meeting (May 20).

Thank you,  
Jessica Edwards-Brandt  
605 John Marshall Dr NW

To: Board of Zoning Appeals

From: Jessica Edwards-Brandt, 605 John Marshall Drive NW

Date: May 12, 2026

**Subject: Board of Zoning Appeals - Green Hedges Support**

Dear Board Members,

I am writing to express my strong support for the Green Hedges School Conditional Use Permit to allow site improvements, increased enrollment, and updated conditions. As a long-standing Vienna institution, Green Hedges is both a valuable educational institution and community resource. Allowing Green Hedges to modernize and improve is a vital step in ensuring its viability and continued service to Vienna families.

It is important to recognize that the impact of adding students is not a linear equation, especially when considering the multi-student family dynamic. In many instances, an increase in "enrollment slots" does not translate to an equal increase in new families or vehicles entering our neighborhood. Because Green Hedges serves children from age 2 through Grade 8, many of these new spots will be filled by siblings of current students. For these families, the logistical footprint—including daily car trips and drop-off activity—remains virtually unchanged, allowing the school to serve more children without a proportional increase in traffic.

Concerns regarding noise levels should be viewed through a similar non-linear lens. An increase in the student body does not create a corresponding, straight-line increase in noise. The school has already proactively committed to noise abatement through sound attenuation fencing, landscaping, and campus improvements designed to buffer sound and maintain the character of the neighborhood. With these mitigations in place, the school can effectively manage its learning environment while remaining a respectful neighbor.

Green Hedges is a historic pillar of Vienna that contributes to our vibrant community life and the collective well-being of our residents. I urge the Board to approve this CUP, recognizing that the school's thoughtful growth strategy prioritizes both its mission and its commitment to our neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Edwards-Brandt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jessica Edwards-Brandt

**From:** [Laura](#)  
**To:** [DPZ](#); [West, Andrea](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Green Hedges Conditional Use Permit  
**Date:** Wednesday, May 13, 2026 4:47:54 PM

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<p><em><span style="color: #ff0000;"><strong>CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.</strong></span></em></p>

Dear Town of Vienna Board of Planning and Zoning,

My name is Laura Lee and my address is:  
213 Nutley St, NW, Vienna, VA 22180.

I have owned my home and been a neighbor, who directly abuts Green Hedges, since 2002, and I am writing in support of Green Hedges's requests to modify the Conditional Use Permit.

The school has communicated and consulted with me and other neighbors multiple times throughout this process, and I understand that Green Hedges must update and expand in order to thrive.

I enjoy listening to the children from all of my neighboring schools play and laugh. Sometimes there is more traffic than I would like, but it's usually during events, like football games and back to school nights, and Green Hedges tries to be a good neighbor and give us warning when they are causing the additional parking issues.

When we purchased our home, we recognized that we would be living next to three schools.

We hear happy sounds from all three schools including kids playing on the playgrounds, marching band performances and practices, and sports, and we love it all.

The noises always end before bedtime, so it's always awake time and enjoyable.

We used to hear the garbage trucks attending to the Green Hedges trash at 6am, which woke us up. But, we spoke to Green Hedges, and now I don't even know when they come.

The noise from Green Hedges, Louise Archer ES, and James Madison HS is not detrimental to my family's use of our home or our property. The parking by the employees of the commercial district, specifically Hawk and Griffin, Andy's Barber Shop, and Carnegie Diner in front and around our house is worse than any of the three schools except when there are events. I know this because I either know the employees, or they wear uniforms and aprons that indicate where they work. Plus, they all head out of our neighborhood as soon as they park.

Green Hedges's plan to improve or replace fencing, add sound fabric to the fences, and keep the students away from the property line will hopefully improve the noise level for my neighbors, who are less appreciative of the kids, so we're happy that they are less unhappy. Green Hedges replaced our fence a few years ago and it is fine for us.

We also experience traffic related to all three schools, especially with the illegally stopped, waiting, and parked people making Nutley Street NW into an unofficial, and extremely unsafe Kiss and Ride for Madison. The Town has put in "No Standing or Stopping" signs adjacent to the bend in front of the property yard, but that just pushes the cars down the roads on either side of the entry point near the softball field and The Elks Lodge. I guess there is nothing that can be done about parents driving their kids twice a day and blocking up our road. If Planning and Zoning could do something about that, then we would really appreciate addressing that and the commercial district's use of our neighborhood as employee parking.

In summary, we love Green Hedges as neighbors. They are responsive to our requests, like moving the early morning garbage truck.

The current situation of the school is not adversely impacting my family's experience in the neighborhood and we don't expect that the conditions they are requesting in the Conditional Use Permit request will do so, either. We are especially happy with the leaving of the Head of School's house as a house rather than changing it into a parking lot. I understand parking is necessary, but I like the house there as a buffer for the school from Nutley St.

Best regards,  
Laura Lee  
213 Nutley St NW  
Vienna, VA 22180

**From:** [Penny Oszak](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [Clouatre, Lyndsey](#); [REDACTED]  
**Cc:** [Elizabeth DiFrancisco](#); [Mike DiFrancisco](#); [David Welch](#); [Katherine Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [tony zhang](#); [c turnbow](#); [Sara Goldberg](#); [Ingrida Lusic](#); [Lusic Aldis](#); [Ted Maillett](#); [MELISSA MAILLETT](#)  
**Subject:** Green Hedges School - Noise Samples  
**Date:** Friday, May 15, 2026 8:05:35 AM  
**Attachments:** [Green Hedges Noise 1 .m4a](#)  
[Green Hedges Noise 2.m4a](#)

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Re: Green Hedges School CUP Application Scheduled for  
Wednesday, May 20, 2026

Dear Board of Zoning Members,

Good Day,

At the January and February Planning Commission meetings, there was considerable discussion regarding noise generated by the School and its impact on the surrounding residents.

Attached are two audio recordings that clearly demonstrate the volume and intrusive nature of that noise as it is experienced by neighbors on a daily basis. These recordings were taken from my backyard, behind a six-foot solid wood fence, confirming that existing buffers and mitigation measures are ineffective.

After listening to these recordings, it should be evident that the site is already operating at or beyond what this residential neighborhood can reasonably absorb. Approving additional density—through increased lot coverage, enrollment, staffing, and reduced buffering with no proven sound mitigation—would intensify impacts that are already excessive and documented. That outcome would be incompatible with residential Conditional Use Permit zoning and contrary to the Town’s obligation to protect the health, safety, and welfare of its residents.

For these reasons, the proposed expansion, as submitted, should not be approved.

Penny Oszak  
221 Nutley St NW

Note: if there is any difficulty in opening the files, please let me know.

**From:** [Penny Oszak](#)  
**To:** [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [Clouatre, Lyndsey](#)  
**Cc:** [Mike DiFrancisco](#); [David Welch](#); [Katherine Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [Elizabeth DiFrancisco](#); [tony zhang](#); [REDACTED] [Sara Goldberg](#); [Ted Maillett](#); [Lusis Aldis](#); [Ingrida Lusis](#); [MELISSA MAILLETT](#)  
**Subject:** Green Hedges School CUP Application Scheduled for Wednesday, May 20, 2026  
**Date:** Friday, May 15, 2026 10:14:10 AM  
**Attachments:** [GHS 2026 051526.docx](#)

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Dear Board of Zoning Members,

Green Hedges School has submitted applications for a Conditional Use Permit (CUP) and related Site Plan Modifications. The Board of Zoning Appeals hearing is scheduled for May 20th, followed by a Town Council work session currently targeted for June.

The surrounding neighbors have significant concerns regarding the School's applications and, accordingly, have prepared the enclosed document for your review in advance of these meetings.

The document is organized into three primary sections. The first provides a history of Green Hedges School's CUP approvals from 1955 through 2017. The second summarizes the current application. The third—and most critical—details the neighbors' concerns with the proposed expansion.

Please note that the neighbors do not object to the School modernizing its facilities. Our concern is that any expansion or modification be carried out in full compliance with applicable zoning regulations and with appropriate consideration for the quality of life of the surrounding residents.

Should you have any questions regarding the enclosed materials, please do not hesitate to contact us.

We look forward to the upcoming meetings, where we will have the opportunity to briefly present our concerns in person.

If I have inadvertently omitted any appropriate recipients from this correspondence, please feel free to forward accordingly. Thank you for your time and consideration.

Warm Regards,

Penny Oszak  
221 Nutley St NW  
[REDACTED]

# GREEN HEDGES SCHOOL

## INTRODUCTION AND PURPOSE OF THIS DOCUMENT

This document has been prepared by residents living adjacent to and impacted by Green Hedges School to provide Town Council, reviewing or approval boards, Town staff, and the public with a comprehensive, factual, and consolidated record of the School's historical approvals, governing conditions, and neighborhood impacts. It is also intended to evaluate and place the School's proposed Conditional Use Permit (CUP) and Site Plan Modification applications within their full historical, regulatory, and neighborhood context.

Green Hedges School has operated at 415 Windover Avenue since 1955 and has pursued repeated expansions through a series of CUPs, Site Plan Modifications, variances, and related approvals granted over multiple decades. These approvals were granted incrementally, often by different reviewing bodies, and frequently included specific conditions intended to limit intensity of use and mitigate impacts on the surrounding residential neighborhood. Unless expressly modified or superseded, those conditions remain in full force and effect.

Over time, the accumulation of approvals—combined with uncompleted commitments, missed deadlines, and evolving interpretations of prior conditions—has created ambiguity regarding which restrictions remain applicable and how they should be enforced. This document is intended to eliminate that ambiguity by providing a complete and organized record of prior approvals and their associated conditions.

The first portion of this document (*Green Hedges School History 1955-2017 p2*):

- Provides a chronological history of Green Hedges School's expansions and approvals from 1955 through the present;
- Identifies conditions, restrictions, and limitations imposed through prior CUPs and Site Plans that remain applicable unless expressly superseded;
- Documents patterns of incomplete or delayed implementation of approved improvements, including buffers, lighting, sidewalks, and other neighborhood protections;
- Summarizes longstanding and ongoing neighborhood impacts, including traffic congestion, parking shortages, noise, excessive density, prolonged construction impacts, and inadequate buffering; as well as the history of enforcement complaints associated with these issues.

The second portion of the document (*Green Hedges School Current Application & Neighbors' Concerns p5*):

- Outlines the scope, scale, and intensity of the proposed development;
- Identifies the zoning variances and modifications being requested, as well as the proposed phasing of construction; and
- Considers the cumulative impacts of the proposed expansion in light of the site's historical approvals, existing neighborhood conditions, and the residential zoning context in which the School operates.

The purpose of this document is not to oppose reasonable, code-compliant improvements to Green Hedges School's facilities. Rather, it is to ensure that any future approvals are informed by the complete historical record, reflect the cumulative impacts of past and proposed development, and appropriately balance the School's operational objectives with the **health, safety, and quality of life of the surrounding residential community.**

## GREEN HEDGES SCHOOL HISTORY 1955-2017

Green Hedges School has been located in the Town of Vienna at 415 Windover Ave since 1955 and has pursued repeated expansions over the past seven decades.

### Conditional Use Permits (CUPs) and Site Plan Modifications – 1961 - 2017

CUPs and/or Site Plan Modifications for Green Hedges School have been approved for the following years:

- 1961. Student increase from 60 to 75. Town Attorney letter dated 4/6/1961 determined that increase in students would not change the non-conforming use.
- 1964. Additional classroom, bathroom, and exit driveway.
- 1970. Addition of a one-story building with two additional classrooms, and student increase to 100. Construction **was not completed until 1976-1977.**
- 1978. Add an addition, add a parking lot behind the existing buildings, and student increase to 120.
- 1981. Lot consolidation to include 427 Windover (Rice Art Center) to be used for additional classrooms.
- 1985. Build an additional 4,700 square feet of space as a multi-purpose type building with two classrooms and two additional bathrooms, student increase to 190. A condition of the approval required construction to be completed by May 1987; due to delays, the condition was modified to require **that construction begin by May 1987.**
- 1997. Construction of two additional class rooms and consolidation of Kilmer residence and rear yards of 221 and 227 Nutley St NW (four lots consolidated into one). Add a new driveway along Windover Ave to include on-site parking spaces. This was the **last Site Plan modification to be reviewed and approved by Town Council; construction was not completed until 2000.** This project was widely viewed as **the last expansion that could be reasonably accommodated** within the surrounding neighborhood. This understanding was documented in the Town Council Meeting held on December 15<sup>th</sup>, 1997.
- 2000. Construction of a 6,750 square foot playing field behind 227 and 221 Nutley St NW.
- 2007. Demolish the Stable Building and incorporate it with the expanded Kilmer Hall. New additions would be constructed on both one- and two-story platforms at the existing one-story Kilmer Hall. Construction of a 2-story tall underground athletic center. Reconfigure the existing entry drive and parking area (restripe 54 space parking lot. Create additional green space. Add a sidewalk along the Nutley St Entrance. Replace existing lighting to be compliant. Demolish 227 Nutley St and the existing athletic field be relocated to the 227 Nutley St site. Full Time Equivalent increase to 37.
  - Approved by Board of Zoning Appeals only as a three-phase, 12–15-year project; **only the second story additional to the Stable was completed in 2013.** While not all Site Plan Modifications require Town Council review, the scale and scope of this modification **were significant and should have been reviewed and approved by Town Council.**
- 2017. Lot consolidation of 202 Lewis St @ approximately .023 acres to establish an educational garden. Full Time Equivalent increase from 37 to 42. Utilize two parking spaces to increase total parking at 415 Windover Ave to 57 spaces.

### Historic Conditions and Restrictions (1961–2017)

During the 2017 CUP expansion proceedings, the Town Attorney was consulted and advised that a subsequent CUP application does not reopen, negate or otherwise invalidate prior approved uses, conditions, or future improvement approvals. Accordingly, all conditions, restrictions, variances improved under prior CUPs and Site Plans remain in full force and effect unless expressly modified or superseded by a later CUP or Site Plan Approval.

**Given Green Hedges School’s long history of incremental approvals spanning multiple decades, we strongly recommend that any future CUP and/or Site Plan approval expressly incorporate, restate, and replace all prior conditions and variances, thereby superseding earlier CUPs and Site Plans in their entirety. This approach would eliminate ambiguity, ensure enforceability, and provide clarity for the Town, the School, and surrounding neighbors.**

The following is what the neighbors believe to be the complete list of applicable CUP conditions and restrictions approved between 1964 and 2017 (based upon historical CUPs):

1970

- All permanent parking spaces shall be to the rear of the proposed building.
- No prepared parking spaces shall be developed along the entrance driveway between Nutley St and the permanent parking areas.

1978

- The edge of the parking lot will be screened with fast growing trees and shrubbery. **Complaints filed.**
- Two speed bumps will be installed between the new parking lot and Nutley St.

1981

- Use of the Rice Arts Center is limited solely to classrooms and storage of instructional materials. **Complaint filed.**

1985

- No parking or standing permitted on Nutley St. **Complaints filed.**
- Student enrollment increased to a maximum of 190 students.

1996

- Waiver from public street improvement requirements, in lieu of which Green Hedges was required to construct a storm drainage system along the northwesterly side of Windover Ave connecting to an existing system near Nutley St.
- The Kilmer House may be used as a residence only until Mrs. Kilmer vacates the premises; thereafter, use by Green Hedges is limited solely to administrative services.
- Additional escrow contribution of up to \$2,000, not to exceed a total of \$7,000, for the Town of Vienna to construct a meandering asphalt sidewalk from the southerly Green Hedges driveway along Windover Ave to the intersection of Windover and Nutley.
- Town Council's site plan modification was approved based upon statements from the Chair of the Board of Directors for Green Hedges School that there are no plans to increase enrollment, staff or facilities (other than that considered by the Town Council on December 15, 1997), **nor are any such additions likely to be approved by the Town in the future.** This was added to the CUP order. **Complaints filed.**

2000

- Use of the athletic field by the School is limited to school hours of operation between 8:00 a.m. and 6:00 p.m. daily. **Complaints filed.**

2007

- Maximum 190 students.
- Hours of school activities:
  - Normal school activities, including daily physical education and after-school programs: 7:00 a.m. – 6:00 p.m., Monday through Friday.
  - Extracurricular activities, special events, and infrequent or intermittent activities: **Complaints filed.**
    - Weekdays: until 9:00 p.m.
    - Saturdays: 9:00 a.m. – 5:00 p.m.
    - Sundays: 10:00 a.m. – 2:00 p.m.
  - With prior notification and approval from abutting neighbors, one-time events outside these hours may be permitted. Board of Trustees meetings are permitted on Sunday evenings. **Complaints filed.**
  - Rental of school facilities, including the underground athletic facility when completed, is limited to: **Complaints filed.**
    - Weekdays: 3:00 p.m. – 9:00 p.m.
    - Saturdays: 9:00 a.m. – 5:00 p.m.
    - Sundays: 9:30 a.m. – 2:00 p.m.
- The School shall mitigate negative impacts to the surrounding neighborhood from traffic and parking for all activities, including facility rentals, and shall provide and enforce off-street parking. **Complaints filed.**
- Priority scheduling and reduced rental rates for neighborhood youth teams, clubs, and organizations.
- Maximum capacity of the athletic facility limited to 375 persons, or the Fire Marshall's limit, whichever is less.

- Construction may be phased; however, the first phase must commence within 18 months of CUP approval. **Complaints filed.**
- Rental policies and one-time events to be reviewed annually, or as needed, with abutting neighbors and the Town’s Director of Planning and Zoning.
- Best efforts to preserve existing trees on neighboring properties. **Complaints filed.**

**2017**

- Increase in Full Time Equivalent employees from 37 to 42.
- Two parking spaces at 202 Lewis St restricted to maintenance, custodial, and administrative personnel only; signage required. **Complaints filed.**
- Two parking spaces at 202 Lewis St to be screened with landscaping consistent with the approved Site Development Plan (5’ evergreens along Lewis St and 8’ evergreens along the northern property boundary). **Complaints filed.**
- Total parking spaces at 415 Windover Ave and 202 Lewis St not to exceed 56. **Complaints filed.**
- Maximum lot coverage of 31.22%.

**Pattern of Uncompleted Commitments**

Over decades, numerous CUPs and Site Plan modifications were approved yet portions of the work were **never started or completed.** As a result:

- Promised buffers, green space, sidewalks, and compliant lighting were not delivered
- Meanwhile the School benefited from increased density, enrollment and staffing

Given the long history of approvals and the ongoing, well-documented impacts to the surrounding community, further expansion of this site exceeds the reasonable capacity of the neighborhood and warrants formal recognition by the Town Council and Board of Zoning.

**Longstanding Neighborhood Impacts**

Since **1964**, surrounding neighbors have consistently raised concerns regarding:

- Excessive **density**
- **Noise** Impacts
- **Lack** of Buffers
- **Traffic** congestion
- **Parking** shortages
- **Prolonged impact of construction activity**
- **Storm Water** issues

**Enforcement History**

To date, neighbors have filed **over 86 Complaints** against the School (see Appendix A). While not every complaint resulted in a zoning violation, the volume and consistency of these complaints underscore the ongoing and significant impacts the School has had on the surrounding neighbors’ quality of life.

# GREEN HEDGES SCHOOL CURRENT APPLICATION

## Recent Expansion Efforts – 2022 - 2026

In **2022**, Green Hedges School began planning for another expansion and submitted a Conditional Use Permit application and Site Plan modification in **October 2023**. Based on Town feedback, the School spent the following 2 years revising its proposal and submitted a new CUP and Site Plan Modification on **July 29, 2025**.

While the CUP and Site Plan modification are separate applications, the School has stated its proposed updates and improvements are **contingent upon approval of both**.

## Proposed Development:

Green Hedges School proposes the following improvements and operational changes as part of its 2026 application:

- Renovation and expansion of Kilmer Hall, the main school building
  - Existing: approximately 15,495 square feet in a single story
  - Proposed Addition: 6,445 square feet in a single level
- Demolition of the Rice Arts Center (approximately 2,197 square feet) and construction of a new Academic Building in the same general location,
  - Proposed Building: 35-foot tall, 12,690 square feet
- Enrollment increase to maximum of 210 students, phased at ten additional students per year beginning after the issuance of the Occupancy Permit for the New Academic building
- Staff increase to a maximum of 50 full-time employees, phased at two additional full-time employees per school year following the issuance of the Occupancy Permit,
- Parking and circulation improvements, including
  - A total of 62 code-compliant parking spaces
  - Improved vehicular circulation and additional on-site car queuing capacity
- Relocation and expansion of the recreation field to Windover Ave and Lewis St areas
- Updates to playground areas along Knoll St and Windover Ave
- Stormwater management improvements to meet current state requirements
- Landscaping and fencing enhancements along School perimeter to provide a visual and acoustic buffering for adjacent properties
- Dedication of right-of-way along Lewis St and construction of new sidewalks along Lewis St and Windover Ave

## Construction Phasing

The School proposes phased construction but the exact phasing will depend on final design details, **fundraising efforts, construction costs**, and permitting. The current phasing plan is as follows:

- Phase 1
  - Demolition of Rice Arts Center and construction of the New Academic Building.
  - Construction of new parking areas
  - Construction of new grass field
  - Installation of bicycle parking
  - Landscaping enhancements
  - Construction of new fencing
  - Construction of sidewalks along Lewis St and Windover Ave
- Phase 2
  - Renovation and expansion of Kilmer Hall
  - Construction of new playgrounds
  - Additional landscaping improvements within playground areas

## Variations and Modifications Requested

The School is requesting the following modifications to the Town's Zoning Code

- Section 18-824(7): Extension of the commencement period for construction from 6 months to 24 months following issuance of the CUP

- Section 18-218.2: Modification of lot coverage requirements from the permitted 25% to 47.8%
  - The School is currently approved for up to 31.1% coverage
- Section 18-402: Modification of required frontage improvements to allow for a modified sidewalk configuration and street section on Lewis St and Windover Ave
- Section 18-582: Waiver of the requirement for a dedicated loading space (one per every 100,000 square feet of gross floor area) with loading proposed to be accommodated elsewhere on site
- Section 18-560: Modification of interior parking lot landscaping, (one landscaping island per ten parking spaces) to allow for underground stormwater facilities in both parking areas
- Section 18-561.1: Modification of the required 15-foot buffer with approximately **35% of the property not meeting the minimum buffer width**
- Section 18-583: Modification of bicycle parking requirements, specifically the long-term parking standard (one short-term and one long-term space per 2,500 square feet)

## NEIGHBORS' CONCERNS

The neighbors' long standing and primary concerns related to Green Hedges School have consistently centered on density, noise, buffers, traffic, and parking. The current application proposes increases in density and traffic, does not comply with required buffer standards, and does not adequately address existing noise impacts. In several respects, it exacerbates them.

### Phasing and Completion Deadline

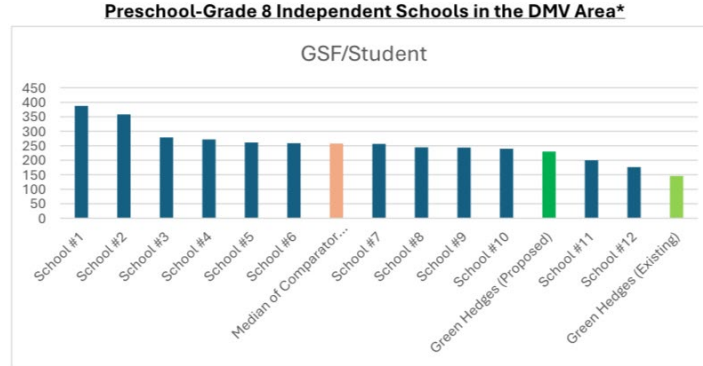
The current Green Hedges proposal anticipates a multi-year construction period. Given the School's documented history of missed deadlines and subsequent unreviewed and unapproved site plans, the neighboring community insists that any approvals be conditioned on a firm timeline.

Specifically, all approved phases of the Site Plan must be fully completed within three (3) years of final approval by both the Board of Zoning Appeals and the Town Council. Failure to complete all phases within this three-year period shall result in the automatic revocation of the Conditional Use Permit. In such event, Green Hedges School shall be required to submit and obtain approval of an amended CUP and Site Plan.

Additionally, to the extent practicable, all improvements facing or impacting neighboring residential properties – including but not limited to buffers, fencing or walls, and lighting – shall be completed prior to the commencement of any other site modifications or construction activities.

### Density and Institutional Expansion in a Residential Neighborhood

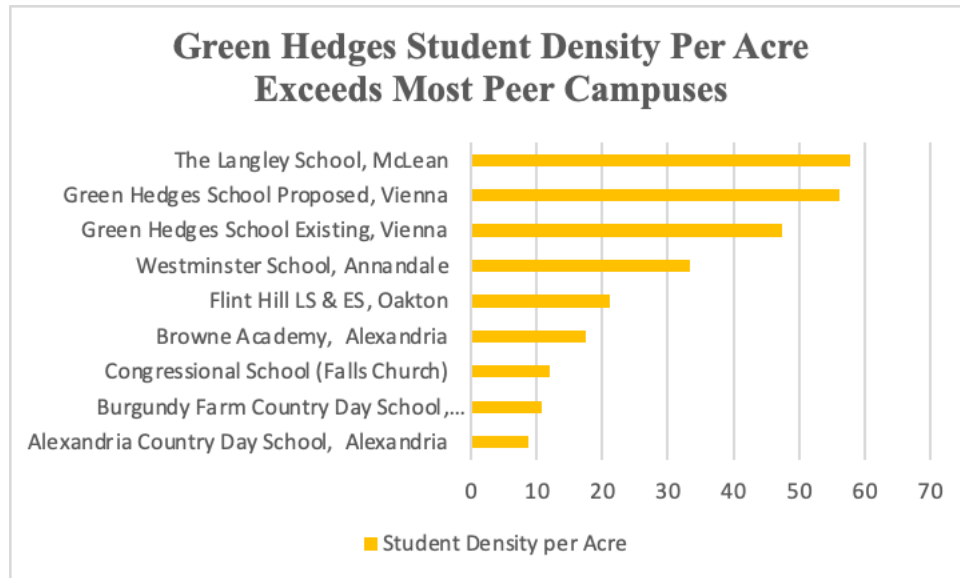
Green Hedges has stated that its need to expand is driven by the fact that the existing school is “significantly undersized (56% vs. median) relative to peer preschool–Grade 8 independent schools in the DMV area.” Despite operating within a residential neighborhood with limited expansion capacity, the School's stated objective is to reach approximately 91% of the median gross square footage (GSF) per student for comparable private schools.



\* Comparator school Gross Square Footage based on The Stonehouse Group database and last published enrollment. Schools include: Alexandria Country Day School, Browne Academy, Burgundy Farm Country Day School, Capitol Hill Day School, Congressional School, Flint Hill LS+MS, Harford Day School, Langley School, Lowell School, The River School, Westminster School, Woods Academy.

\*Chart taken from the Green Hedges Campus Plan

A further review of the Virginia peer schools reflects the following student/density parameters. As shown in the chart below, Green Hedges School's proposed student density per acre is among the highest when compared to their peer independent schools in Northern Virginia, exceeding both its existing condition and the densities observed at most peer campuses. Several comparative schools achieve lower student density through substantially larger campus acreage, **underscoring the relationship between site size and operational intensity.**



Green Hedges further asserts that increased enrollment is necessary to maintain competitiveness with other independent schools throughout Northern Virginia, the District of Columbia, and suburban Maryland, citing rising operational costs and a fixed tuition base at 190 students.

The surrounding residential neighbors should not bear the burden of enabling a private institution to remain competitive with schools located outside the Town of Vienna, particularly where those schools are sited on substantially larger campuses or in non-residential zoning districts.

We are confident that the Town Council or Board of Zoning would not support granting restaurants, retail establishments, or office facilities zoning variances that fundamentally alter the Town’s character – such as expanded hours of operation, reduced parking requirements, or increased lot coverage – simply to make those businesses “more competitive” with similar uses in neighboring jurisdictions.

Green Hedges School is a private institution operating within a residential zoning district. Granting variances on the basis of competitiveness in this context establishes an inconsistent and concerning precedent, raising the question of why this applicant should be treated differently from other private entities subject to the same zoning constraints.

### Lot Coverage and Inappropriate Comparisons

While modifications to lot coverage are sometimes granted for institutional uses in residential zoning districts, such allowances are typically made for public or governmental uses that serve a broader civic purpose. The School’s comparison of its lot coverage modification to public schools or a police station is inappropriate.

A private school is not required to expand to fulfill a public mandate. This expansion is discretionary and serves the School’s interest and it is not essential.

Although the proposed expanded facilities may physically accommodate additional students and staff, the surrounding residential neighborhood cannot accommodate the resulting impacts.

### Phase 2 Proposed Expansion and Intensity of Use

In Phase 2, the School proposes expanding the Multi-Purpose Room into a gymnasium and enhanced performance space. Such a facility has the potential to **significantly increase the intensity of use, particularly if rented or used outside of normal school hours.**

To prevent impacts that would be incompatible with the surrounding residential neighborhood, any approval should include clear and enforceable conditions limiting:

- Days and hours of use
- Maximum occupancy
- Permitted users (e.g., **school**-only use-NO rental)

Additionally, Green Hedges already lacks sufficient on-site parking to support its current extracurricular activities. Increasing enrollment, staffing and rental use will further compound existing parking and traffic issues.

### **Review of the School’s Supplemental Submission**

The School submitted a supplemental document asserting that the Campus Plan improves conditions while supporting increased enrollment and faculty, addressing:

- Traffic and Circulation, particularly at arrival and dismissal
  - Note: **Faculty and staff were not included in the traffic analysis.**
- Buffers with contiguous residential properties
- Sound Management
- Stormwater Management

### **Buffers**

The neighbors oppose any modification to the required buffer zones. The school acknowledges that its current proposal cannot meet zoning buffer requirements. That burden should not be shifted to the surrounding residents. Instead, the School should revise its plans to comply fully with all applicable zoning codes.

All required buffers should include dense, year-round plantings. Existing “buffers” at 434 Knoll St and 206 Lewis St are routinely cut back each fall, rendering them ineffective.

Because children currently play directly adjacent to neighboring fence lines, the neighbors request a condition requiring that **all buffer zones be designated as passive areas**, with **NO human activity** permitted other than maintenance.

### **Sound Management**

The School provided a sound analysis based on data collected between Saturday, October 11, through Monday, October 13<sup>th</sup> and Monday, October 27 and Thursday, October 30, 2025 correlating sound levels with arrival, playground, lunch, recess, and dismissal periods. They also hired Polysonic to conduct a sound analysis on March 10. We are still reviewing these reports and will comment at a later time.

### **Recommended CUP Conditions**

Should Green Hedges be granted a new Conditional Use Permit and/or Site Plan approval, the neighbors respectfully request the Board of Zoning include the neighbors recommended CUP conditions. These will be provided in the next few days. These conditions are intended to mitigate ongoing and documented School impacts to the surrounding residential neighborhood.

## **IN CLOSING**

Neighborhood residents recognize Green Hedges School’s right to maintain and improve its facilities, so long as those improvements comply with the residential zoning standards that protect our community. We would support such efforts just as we would for any other neighbor.

Residents object to repeated requests for preferential treatment through additional zoning allowances, variances, or expanded conditional use permissions that would further intensify use of the property and impose added impacts on an already burdened residential neighborhood. Residents therefore urge the Town Council and Board of Zoning to reaffirm and enforce strict compliance with all existing CUP and zoning conditions, including those governing noise, buffering, and operational limitations, in order to protect the health, safety, and welfare of the surrounding community.

Over the past several years, residents have filed numerous formal complaints documenting recurring impacts associated with the School’s operations, including noise, traffic, and parking concerns, as well as issues related to

compliance with existing conditions. These complaints reflect a consistent pattern of impacts rather than isolated or occasional incidents and have required repeated Town attention. While the School continues to operate under its current approvals, the documented issues raise reasonable concerns regarding the site's ability to accommodate additional intensity. Taken together, this record provides a sound basis for the Town Council and Board of Zoning to carefully evaluate whether further expansion would be compatible with the surrounding neighborhood or serve the public interest.

## **APPENDIX A**

**Department of Planning and Zoning will provide the updated filed named:**

**Zoning and CUP Complaints Reported to ToV DPZ\_Green Hedges School\_DATE.pdf**

**From:** [Liz](#)  
**To:** [Penny Oszak](#)  
**Cc:** [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [Clouatre, Lyndsey](#); [Mike DiFrancisco](#); [David Welch](#); [Katherine Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [tony zhang](#); [REDACTED]; [Sara Goldberg](#); [Ted Maillett](#); [Luis Aldis](#); [Ingrida Lusi](#); [MELISSA MAILLETT](#)  
**Subject:** Green Hedges School CUP Application Scheduled for Wednesday, May 20, 2026  
**Date:** Friday, May 15, 2026 11:39:02 AM  
**Attachments:** [REDACTED]

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<p><em><span style="color: #ff0000;"><strong>CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.</strong></span></em></p>

Good afternoon,

I will be at the meeting and plan to speak against the Green Hedges application.

I am including a video file sharing the screaming that neighbors are exposed to all throughout the day.

Green Hedges indicates that they will be able to mitigate the sound neighbors are exposed to, but frankly, I don't understand how as their sound study seem to indicate that it is not possible.

Given that this video is what is currently happening, I have zero faith that by adding even more students and staff and allowing rentals post 6 pm, the school will be able to follow the tenants of the CUP.

I have no issues with remodeling and updating current facilities.

I hold firm against a larger school density and higher enrollments.

This video has not been shared on social media out of privacy concerns.

Respectfully,

Liz DiFrancisco

434 Knoll St NW

Resident since 1999

**From:** [Katherine Welch](#)  
**To:** [West, Andrea](#)  
**Cc:** [Levy, David](#); [O'Brien, Kelly](#); [Cloutre, Lyndsey](#); [Mike DiFrancisco](#); [David Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [Elizabeth DiFrancisco](#); [tony zhang](#); [REDACTED]; [Sara Goldberg](#); [Ted Maillett](#); [Lusis Aldis](#); [Ingrida Lusis](#); [MELISSA MAILLETT](#); [Penny Oszak](#)  
**Subject:** Green Hedges CUP application, scheduled for Wednesday, May 20, 2026  
**Date:** Friday, May 15, 2026 1:26:50 PM

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To the members of the Board of Zoning Appeals:

We are writing to express our opposition to the application from Green Hedges.

Green Hedges is requesting changes to their existing CUP. The existing CUP already includes variances to code, and now they are requesting additional variances, including an increase in enrollment, an increase in staffing, expanded lot coverage, and exceptions to the buffer rules.

CUPs should only be approved when they do not adversely affect neighbors. ***Neighbors have repeatedly shared that the noise and traffic created by Green Hedges has adversely impacted our quality of life.*** Our family's home does not abut the playground, but we are still bothered by routine shrieking that travels from the playground to our home. This is not the sound of happy children playing; this shrieking would only be appropriate if a child were being abducted. That it happens in a neighborhood is not acceptable. The noise levels will only increase with more students.

Variances to the existing CUP should only be approved when hardship has been proven. ***Green Hedges faces no hardship that they did not create themselves.*** They are requesting variances because the design they have pursued for 2+ years requires increased enrollment to be financially viable. The increase in enrollment then necessitates an increase in staffing, which leads to an increased need for parking, which in turn leads to a request for buffer variances. But ***none of these variances are needed if Green Hedges simply pursued an alternative modernization that did not require increased enrollment for financial viability.*** Modernization is supported by neighbors. If Green Hedges feels like they must *expand*, then I respectfully submit that they have outgrown their space in the neighborhood.

When evaluating the input of all interested parties, it is easy to view two groups: Green Hedges and "the neighbors". But ***the neighbors are not a single entity.*** There are approximately a dozen households that have expressed opposition to the Green Hedges' proposal at some point in the process. Many of those households have attended all or almost all meetings. Yes, we all stand in agreement in our opposition, but our solidarity should not be confused with singularity. The situation before you is not one where two town residents are disagreeing with one another. Rather, it reflects a sustained mobilization of a dozen households in opposition to the self-imposed expansion goals of one (tax-exempt) member of the community. Please listen when we repeatedly testify that the school is negatively impacting neighbors and plead that further growth should be halted.

On numerous occasions prior to this proposal, Green Hedges has been granted variances while also being told they would receive no more, yet expansion continues, variances continue to be approved. A vote in favor of the Green Hedges' proposal would be in direct opposition to the

stated intent of those who have preceded you in this work. Additionally, these repeated decisions approving iterations of the CUP and variances repeatedly ignore the consistent, vocal, demonstrated adverse impact on neighbors. Again, these decisions are being made in the face of neighbors repeatedly saying this IS affecting our quality of life. We understand we don't get a direct vote on this matter, but we do expect that the process reflect an impartial assessment of the full scope of impact on ALL affected parties. To date, it has felt very much the opposite.

Please, listen to the neighbors who are pleading, "No more." Signal to Green Hedges through a no vote that their expansion (and subsequent variance requests) isn't a hardship created by need, rather a wish that isn't compatible with laws governing CUPs.

Respectfully,  
Katherine and David Welch  
412 Knoll St. NW

**From:** [Mary Ellen Larkins](#)  
**To:** [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#)  
**Subject:** Green Hedges School  
**Date:** Saturday, May 16, 2026 6:18:43 AM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

Mary Ellen Larkins  
317 Church Street NE  
Vienna, VA 22180

**From:** [Howard Uman](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#)  
**Subject:** Opposed: Green Hedges School Expansion  
**Date:** Saturday, May 16, 2026 9:04:06 AM

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I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

As someone who has personally experienced the impacts that non-residential uses can have on adjacent residential properties, I understand firsthand how difficult and stressful it is for neighboring homeowners to protect their quality of life. The burden placed on residents to continually defend themselves against expanding institutional uses is unfair and exhausting.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will

continue to have on the surrounding residential community.

Sincerely,

Howard Uman

114 Wilmar Pl NW

**From:** [Laura Bligh](#)  
**To:** [West, Andrea](#); [O'Brien, Kelly](#); [Levy, David](#); [DPZ](#)  
**Subject:** Green Hedges School expansion  
**Date:** Saturday, May 16, 2026 12:56:42 PM

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Dear Board of Zoning Members:

I oppose the proposed expansion of Green Hedges School. The school has often not been a good neighbor in the residential district where it is located. Homeowners who live nearby have told me many stories about noise, light intrusion, and traffic impacts. Over the decades I have lived in Vienna I have noticed a constant stream of requests for zoning variances from Green Hedges.

Historically the school has demonstrated that they cannot be relied upon to behave appropriately for a residential district. If it were not for this, perhaps their expansion might be worthy of consideration, but they need to reap what they previously sowed.

Perhaps offering an incentive would be in order. The Board could put a two-year PAUSE on the approval process, challenge the school to fix the light incursions, noise, and sound issues with the neighbors, and to refrain from creating more neighborhood problems. At that time, this approval process could be recommenced from its current point.

Sincerely,

Laura Bligh  
226 Glen Avenue SW

**From:** [Dawn Zimmerman](#)  
**To:** [kellyobrien@viennava.gov](mailto:kellyobrien@viennava.gov); [DPZ](#); [West, Andrea](#); [Levy, David](#)  
**Subject:** The Green Hedges Expansion Application  
**Date:** Saturday, May 16, 2026 3:07:34 PM

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Saturday 5/16/26

To The Board of Zoning Appeals Members:

I am writing to express my opposition to and serious concerns about the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has frequently sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; in fact they have grown.

The continual need for variances, modifications, and revised applications proves that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,  
Dawn Zimmerman

**From:** [Lisa ZH](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#); [Penny Oszak](#); [tony zhang](#); [Elizabeth DiFrancisco](#)  
**Subject:** Strong Opposition to the Green Hedges School proposal of expansion!  
**Date:** Saturday, May 16, 2026 3:33:24 PM

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Dear Board of Zoning Appeals Members,

Today, I write to you today as a united community, exhausted but resolute. We are the stewards of the Windover neighborhood, and **we are asking you to close the chapter with a full denial on a proposal that has already overstayed its welcome in our town's legislative halls.**

The application by Green Hedges School to increase its Lot Coverage (CPU) to **47.8%** is not merely a request for growth; it is an attempt to force an industrial-scale business model into a residential sanctuary.

### **I. Education is Not a License to Violate Principle**

We believe in education, but education is not an excuse to abandon the rules that bind us together. A school, particularly a private business entity, should not prioritize its revenue goals over the quiet enjoyment of the neighbors who surround it on three sides.

While Green Hedges argues for "necessity," we look to **Louise Archer Elementary School**—a pillar of our community that represents true public benefit and equity. Louise Archer sits within our same **RS-12.5 district** and fulfills its vital public mission while strictly adhering to the **25% lot coverage rule**. If our public schools can thrive while respecting the scale of our neighborhood, why is a private business permitted to claim that the rules do not apply to them?.

### **II. Rejecting the "Fatigue Game"**

This application has consumed hundreds of hours of town staff time, countless public meetings, and thousands of hours of labor from citizens who must repeatedly defend their homes against the same technical intrusions. See

The Town of Vienna should not be dragged into a game of fatigue. We are concerned that the relentless nature of this application is designed to wear down the resistance of the people and the Council until a "compromise" is reached. But a compromise on 47.8% coverage is not a deal; it is a defeat for the Town Code. As seen in the **failed Annex Property application (File 24-4462)**, the Town has shown it can and must say "No" to excessive intensity, even when the project is well-intentioned.

### **III. The Pen of History**

Every day, this BZA, Council and all vienna residents write the history of Vienna. That pen should be held with the principle of protecting the people, not accommodating "bad players" with a history of breaking CPU conditions. We ask you to draw a line that favors **growth in harmony** rather than a "monster business" that eats into the privacy, safety, and character of the Windover area.

Residential zoning is a promise. It is the reason we invested our lives here. We ask you to uphold that promise. The site has reached its natural capacity; further growth should occur on a campus suited for it, not by suffocating the neighbors who have been here all along.

**We formally request that the BZA and Town Council deny this application in its entirety.**

Respectfully,

Ying Huang  
424 Knoll St NW, Vienna

Appendix A: The following table summarizes the administrative and community toll this expansion has taken, alongside a comparison of how our town's public resources are managed:

<b>Metric</b>	<b>Louise Archer Elementary (Public Standard)</b>	<b>Green Hedges School (Private Request)</b>
<b>Zoning District</b>	RS-12.5	RS-12.5
<b>Lot Coverage (CPU)</b>	~21% (In Compliance)	<b>47.8%</b> (Major Violation)
<b>Neighborhood Usage</b>	Complies with 25% Resident Standard	Nearly Doubles Resident Standard
<b>Meeting History</b>	Standard Review Cycle	Persistent, Years-Long Application
<b>Impact Rationale</b>	Universal Public Benefit	Private Revenue & Growth

**From:** [Sheila Cunningham](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Subject:** Proposed expansion application submitted by Green Hedges School  
**Date:** Saturday, May 16, 2026 6:09:52 PM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown. The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood. Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,  
Sheila Cunningham  
Resident of Vienna, VA

**From:** [LM Ryan](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Subject:** Green Hedges School expansion  
**Date:** Saturday, May 16, 2026 6:33:21 PM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

Martha Ryan



**From:** [REDACTED]  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Subject:** Green Hedges school  
**Date:** Saturday, May 16, 2026 9:46:05 PM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown, and as local and friend of one of the immediate neighbors, I can attest to the nuisance the school causes consistently, regularly.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood - a residential neighborhood should not be victim to business expansion but rather continue to enjoy a peaceful and quiet environment for all residents and their guests.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced.

Given the cumulative impacts on all surrounding residents, not being able to enjoy time at their homes in their outdoor spaces, and even indoors, which is barely tolerable with closed windows and doors, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

Barbara Hensel  
2614 Babcock Road  
Vienna, VA 22181  
[Sent from AOL on Android](#)

**From:** [Kathy Flood](#)  
**To:** [DPZ](#); [West, Andrea](#); [Levy, David](#); [O'Brien, Kelly](#)  
**Subject:** Please don't allow Green Hedges to expand!!!  
**Date:** Saturday, May 16, 2026 10:46:36 PM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown. The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

Kathy Flood

**From:** [SARA GOLDBERG](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#)  
**Subject:** Letter to Town of Vienna Re Opposition to Green Hedges School Plans  
**Date:** Sunday, May 17, 2026 12:17:47 AM

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**As one of Green Hedges' adjacent neighbors, I would like to express my opposition to the proposed expansion application submitted by Green Hedges School.**

**Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, we neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.**

**The repeated need for variances, modifications, and revised applications demonstrates that the School has outgrown what this property can reasonably accommodate within a residential neighborhood.**

**Equally concerning is its history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.**

**Thank you for your time and consideration of the impacts this proposal will continue to have on our surrounding residential community.**

**Sincerely,**

Sara Byrd Goldberg  
428 Knoll ST NW

**From:** [Felice Forrester](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Subject:** Green Hedges School - Expansion Opposition  
**Date:** Sunday, May 17, 2026 7:55:30 AM

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Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

A Concerned Neighbor

**From:** [Janet Weiner](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Subject:** Green Hedges School  
**Date:** Sunday, May 17, 2026 9:29:39 AM

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Dear Board of Zoning Appeals Members:

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.


The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this small property can reasonably accommodate within a dense residential neighborhood.

Equally concerning is the school's unfortunate history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

**Green Hedges simply isn't a good neighbor. They are a for-profit business with a poor compliance record that has already been given way too much leeway to disturb the environment for the families that live nearby. Granting them repeated exceptions to the established rules sets a very bad precedent for our beloved community's future. Vienna is a family community.**

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,  
Janet Weiner  
Vienna, VA



**From:** [REDACTED]  
**To:** [West, Andrea](#)  
**Subject:** Green Hedges School  
**Date:** Sunday, May 17, 2026 9:55:51 AM

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Ms. West -

As you are a member of the Vienna Board of Zoning Appeals, I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that Green Hedges School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the Green Hedge's ongoing efforts to increase density **and** intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

While I am a resident of Vienna, though not within the Town of Vienna, many of my friends live in the Green Hedges neighborhood, and I have observed the challenges associated with Green Hedges School and its community. Especially the noise, traffic and trash in surrounding yards from the students.

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,

Maureen Halligan

**From:** [Melissa DuRoss](#)  
**To:** [Katherine Welch](#)  
**Cc:** [West, Andrea](#); [Levy, David](#); [O'Brien, Kelly](#); [Clouatre, Lyndsey](#); [Mike DiFrancisco](#); [David Welch](#); [William DuRoss](#); [Harry Proctor](#); [Elizabeth DiFrancisco](#); [tony zhang](#); [REDACTED]; [Sara Goldberg](#); [Ted Maillett](#); [Luis Aldis](#); [Ingrida Lusic](#); [MELISSA MATILETT](#); [Penny Oszak](#)  
**Subject:** Green Hedges CUP application, scheduled for Wednesday, May 20, 2026  
**Date:** Sunday, May 17, 2026 11:55:29 AM

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Dear members of the Board of Zoning Appeals:

We too are writing to express our opposition to the application from Green Hedges.

In response to the School's requested changes to their existing CUP, we affirm that CUPs should only be approved when they do not adversely affect neighbors.

We have lived on Knoll St. as an abutting neighbor for almost 6 years. Over time, ***we have repeatedly shared that the noise and traffic created by Green Hedges has adversely impacted our quality of life.*** Children play right on the other side of our back fence, and we have been bothered not only by the routine shrieking heard from inside our home, but also by the balls regularly thrown into our backyard. Our dog has been harassed by children, as well. As stated by the Welch family next door to us, this is not the sound of happy children playing. We moved to our neighborhood as a respite. Please know that the noise levels from Green Hedges are not acceptable. The noise levels will only increase with more students.

Variances to the existing CUP should only be approved when hardship has been proven. ***Green Hedges faces no hardship that they did not create themselves.*** We agree that ***none of their requested variances are needed if Green Hedges simply pursued an alternative modernization that did not require increased enrollment for financial viability.*** Modernization is supported by neighbors. If Green Hedges feels like they must *expand*, then Bill and I respectfully submit that they have outgrown their space in the neighborhood.

Please, listen to the neighbors who are pleading, "No more." Signal to Green Hedges through a no vote that their expansion (and subsequent variance requests) isn't a hardship created by need, rather a wish that isn't compatible with laws governing CUPs.

Thanks in advance for the consideration.

Respectfully,

Bill and Melissa DuRoss  
416 Knoll St NW

[REDACTED]

**From:** [Alice Williamson](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Cc:** [Jim Williamson](#)  
**Subject:** Expansion of Green Hedges School  
**Date:** Sunday, May 17, 2026 12:15:02 PM

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Board of Zoning Appeals Members:

As a resident of Vienna for many years, we've witnessed the growth of this town in many areas. Some of those developments have been good, some detrimental. The increasing density of physical properties on land that can't support the structures is a major concern to those that care about environmental impact. Other factors such as noise from inadequate barrier walls along I-66 and a proliferation of motorized bicycles on the town's roads and bike trails are perhaps beyond the complete control of the Town itself, but they impact all of us. However, when we can limit the impacts of those types of environmental concerns for the surrounding community, we need to take action.

I am writing to express my opposition to the proposed expansion application submitted by Green Hedges School.

Over time, Green Hedges has repeatedly sought modifications to its Conditional Use Permit and site approvals. With each new request, neighbors have raised consistent concerns regarding noise, inadequate buffering, traffic, parking, and the continual intensification of use on a constrained residential site. These concerns have not gone away; they have grown.

The repeated need for variances, modifications, and revised applications demonstrates that the School has simply outgrown what this property can reasonably accommodate within a residential neighborhood.

Equally concerning is the history of prior conditions and commitments not being fully implemented or adequately enforced. Given the cumulative impacts on surrounding residents, along with the School's ongoing efforts to increase density and intensity despite longstanding neighborhood concerns, I respectfully believe this application should be denied.

Thank you for your time and consideration of the impacts this proposal will continue to have on the immediate surrounding residential community as well as potential issues for broader community in the future.

Sincerely,

Jim and Alice Williamson

**From:** [Kathy Cutri](#)  
**To:** [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#); [DPZ](#)  
**Cc:** [REDACTED]  
**Subject:** Green Hedges Expansion  
**Date:** Sunday, May 17, 2026 1:14:21 PM

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Board of Zoning Appeals Members:

I am writing in opposition to the proposed expansion application submitted by Green Hedges School. Green Hedges is a wonderful school, but it is a private school in a residential area. It's time Green Hedges relocates. There is no more room for expansion. I live on Blair Road NW and can hear playground/field noise from Louise Archer, Green Hedges, and Madison. I can't imagine living right around the school.

Green Hedges continually seeks modifications to its Conditional Use Permit and the residents continue to raise legitimate concerns. Traffic is already a major concern in our area and nothing seems to be done to calm it. Indeed, the Town seems to continue to expand and make it impossible to get around Vienna in a reasonable time span. Please deny this application!

Thank you for your time and consideration of the impacts this proposal will continue to have on the surrounding residential community.

Sincerely,  
Kathy J Cutri  
424 Blair Rd NW  
Vienna, VA 22180  
[REDACTED]

**From:** [David OSZAK](#)  
**To:** [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#); [West, Andrea](#)  
**Subject:** Opposition to Green Hedges Application  
**Date:** Sunday, May 17, 2026 5:03:15 PM

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Dear Members of the Board of Zoning Appeals:

I am writing to express my opposition to the application submitted by Green Hedges School.

One of the fundamental standards for approval of a Conditional Use Permit is that the use not adversely affect the health, safety, and welfare of adjoining properties and neighboring residents.

I have lived on Nutley Street as an abutting neighbor on two sides of the School's property for nearly 18 years. During that time, neighbors have repeatedly expressed concerns regarding the increasing noise, traffic, density, and overall impact of the School's operations on our quality of life.

Children routinely play directly along our property lines and basketball is played in the parking lot areas adjacent to homes. The noise generated by daily school activities — particularly the constant shrieking and yelling — is regularly heard inside our home to the extent that we are often forced to keep our doors and windows closed and are unable to reasonably enjoy our property during school hours. My dogs have also been harassed by children on multiple occasions.

Please understand: the current noise levels are already incompatible with surrounding residential properties. Regardless of what the School may claim, increasing enrollment, staffing, building intensity, and lot coverage will inevitably increase these impacts.

The requested increase in enrollment necessarily requires additional staffing, additional parking demand, and ultimately additional requests to reduce required buffers and protections for neighboring homes. The impacts are cumulative.

Variances should only be granted where a legitimate hardship exists. Green Hedges has demonstrated no hardship that was not self-created through its own decision to intensify use on a constrained residential site. Neighbors support modernization of the campus. However, modernization does not require increased enrollment or intensified use in order to occur.

If the School believes expansion beyond the limits of this property is necessary for

financial viability, then that simply demonstrates the site can no longer reasonably accommodate the scale of use being proposed within this residential neighborhood.

I respectfully ask the Board to listen to the neighbors who have lived with these impacts for years and who are pleading: “No more.”

Please deny the requested increases in enrollment, staffing, and associated variances.

Thank you for your consideration.

Sincerely,

David Oszak

221 Nutley St NW

**From:** [Penny Oszak](#)  
**To:** [DPZ](#); [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [Clouatre, Lyndsey](#)  
**Cc:** [Mike DiFrancisco](#); [David Welch](#); [Katherine Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [Elizabeth DiFrancisco](#); [tony zhang](#); [REDACTED] [Sara Goldberg](#); [Ted Maillert](#); [Luis Aldis](#); [Ingrida Lasis](#); [MELISSA MAILLETT](#)  
**Subject:** Green Hedges Application - May 20 2026 - Neighbors Recommended CUP Conditions  
**Date:** Sunday, May 17, 2026 8:27:30 PM  
**Attachments:** [NEIGHBOR RECOMMENDED CONDITIONS 052026.docx](#)

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Dear Board of Zoning Members,

Following up on my email sent on 5/15 at 10:13am, I indicated we would send the neighbors' recommended CUP conditions at a later date. The neighbors' proposed CUP conditions document is attached. The neighbors welcome the opportunity to answer any questions regarding these proposed conditions.

Sincerely,

Penny Oszak  
221 Nutley St NW.

**From:** [Penny Oszak](#)  
**To:** [DPZ](#); [Levy, David](#); [West, Andrea](#); [O'Brien, Kelly](#); [Clouatre, Lyndsey](#)  
**Cc:** [Mike DiFrancisco](#); [David Welch](#); [Katherine Welch](#); [Melissa DuRoss](#); [William DuRoss](#); [Harry Proctor](#); [Elizabeth DiFrancisco](#); [tony zhang](#); [REDACTED]; [Sara Goldberg](#); [Ted Maillert](#); [Lusis Aldis](#); [Ingrida Lusis](#); [MELISSA MAILLETT](#)  
**Subject:** Green Hedges Application - May 20, 2026 - Polysonic Sound Analysis- Neighbors Feedback- Updated  
**Date:** Monday, May 18, 2026 3:17:40 AM  
**Attachments:** [Polysonic Sound Report 05202026.docx](#)

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**Note:** DPZ Staff - this email and document replaces the one previously sent on 5/17 at 8:28pm.

Dear Board of Zoning Members,

Following up on my email sent on 5/15 at 10:13am, I indicated we would send additional comments / feedback regarding the Schools' Polysonic report. Those comments are included in the attached document.

Sincerely,

Penny Oszak  
221 Nutley St NW.

**From:** mccahillrj@verizon.net <mccahillrj@verizon.net>

**Sent:** Monday, May 18, 2026 6:53 PM

**Subject:** Green Hedges School CUP Application for Wednesday, May 20, 2026

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

Dear Members of the Board of Zoning Appeals,

I am writing in support of letters submitted by Penny Oszak opposing the conditional use permit application by Green Hedges School, and to urge the Board to deny the application.

For more than 30 years, NEVCA has advocated on behalf of Vienna residents affected by the impacts of nearby non-residential uses on our neighborhoods. I share Penny's concern that this proposal would intensify activity on an already constrained site in the middle of a residential neighborhood. Increased enrollment, an expanded building footprint, broader event and rental uses, and the attendant traffic, parking, and noise impacts are not abstract harms — they fall directly on the families who live adjacent to that campus, and who have a right to the quiet enjoyment of their homes.

The question before the Board is not whether Green Hedges School provides a valuable educational service. It does. The question is whether this residential neighborhood must bear an ever-increasing burden of traffic, noise, and commercial-style activity that it was never designed to accommodate. I believe the answer is no, and I urge the Board to deny the application.

Respectfully submitted,

Robert J. McCahill

429 Center St N

President, North East Vienna Citizens' Association

**From:** [Anthony C. Chica](#)  
**To:** [DPZ; West, Andrea](#)  
**Cc:** [Dad; \[REDACTED\]](#)  
**Subject:** Board of Zoning Appeals Hearing 5/20/26 – Case No. PF-2098120-CUP/ Testimony Letter  
**Date:** Tuesday, May 19, 2026 6:48:37 PM  
**Attachments:** [Vienna Board of Zoning Appeals - Green Hedges School L. Chica Testimony Letter 051926.docx](#)

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Hi Andrea - thank you for taking my call today. Below and attached you will find my parents written testimony as discussed, who are also copied in this email:

May 19, 2026

To: Town of Vienna Department of Planning and Zoning

RE: Green Hedges School CUP Application Scheduled for Wednesday, May 20, 2026  
Board of Zoning Appeals – Case No. PF-2098120-CUP

Dear Members of the Board of Zoning Appeals,

We are writing to express our opposition to the application from Green Hedges School.

Like many of our neighbors, who would also be directly impacted by the school's proposed changes, we also feel that the request to increase student body and staff and to continue building out the school, would result in an uptick in long term issues that will significantly change the dynamic of our neighborhood, including ongoing noise, more traffic, and an increase in parking demand.

While the current noise from students and staff that takes place is tolerable, an increase to that would be impactful. Additionally, our narrow streets, some with no sidewalks, are not meant to support an increase in traffic or parking that will result from what the school is proposing. We are also concerned that the school's request to continue growing may have no end in sight, given the school's smaller footprint from when it first began to where it is today, and taking into consideration the changes that they are proposing to make for the school's immediate future and whatever else the school may feel is necessary for beyond.

We respect and appreciate Green Hedges School as our neighbor and value their focus in education, but the tight layout of their property, which is immediately surrounded by single family homes including our own, unfortunately does not provide adequate space for continued expansion for business use, without direct adverse impacts to the surrounding neighbors. We therefore do not think the CUP should be amended for this expanded use. We hope that the school can respect our views and concerns as a valued neighbor.

Thank you,

Luis and Maria Chica  
210 Lewis St, N.W.

Vienna, VA 22180

**From:** [J Turnbow](#)  
**To:** [DPZ](#); [Levy, David](#); [O'Brien, Kelly](#); [Andrea.West@vienna.gov](#)  
**Subject:** Green Hedges School Expansion  
**Date:** Tuesday, May 19, 2026 2:07:13 PM

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Board of Zoning Members:

I am writing to respectfully oppose the proposed expansion of Green Hedges School.

The School is located directly next to my house on Windover Avenue. I have lived in this house since 1973.

Over the years as the school has grown, it has become increasingly harder to exit my driveway due to the traffic coming out of their exit. The cars are always in a rush out of there as well and there have been accidents and near misses numerous times. This is concerning as my elderly father and school age daughter live here so it is a driving and walking safety issue for them.

Adding more students and more staff as they are proposing will only increase this issue. The area is already high traffic with Madison High School and Louise Archer schools as well as the proximity to 123 and Nutley St cut throughs. More pick ups and drop offs will only add to the congestion that is already an issue on Windover Ave and Nutley St.

Their desire to expand and tear down and build new buildings will negatively impact our daily living during the construction period with noise, traffic and safety concerns. This also would be a permanent issue afterwards with higher traffic flow and safety issues. Expansion in the past has been an issue for us with not only traffic and safety but a backed up drainage that had caused our front yard to flood, a very loud ac/furnace unit that is close to our bedroom windows running loudly as well as other issues that have been resolved

In the past we have not complained, but at this point we feel the school has reached it's full capacity for the space and area it is in, and feel there is no just reasoning for them to continue to expand.

For these reasons, I respectfully urge the Board of Zoning to deny the application as submitted.

Thank you for your time and consideration.

Sincerely,

Julie Turnbow

Curtis Turnbow

435 Windover Avenue

## NEIGHBOR RECOMMENDED CUP CONDITIONS

Should Green Hedges be granted a new Conditional Use Permit and/or Site Plan approval, the neighbors respectfully request the following conditions be included as binding and enforceable conditions of approval. These conditions are intended to mitigate ongoing and documented School impacts to the surrounding residential neighborhood.

1. **School Days and Hours of Operation**  
Green Hedges School operations shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m., except as otherwise expressly permitted under this CUP.
2. **Maximum Enrollment and Staffing**  
The School shall not exceed 190 students and 42 full-time equivalent employees at any time.
3. **Parking Maximum**  
The total number of parking spaces at 415 Windover Ave shall not exceed 56 spaces.
4. **Lot Coverage**  
Total lot coverage shall not exceed 31.22 percent.
5. **Project Phasing and Completion**  
The approved project may be constructed in phases; however, all phases shall be completed within five (5) years of final approval by the Board of Zoning Appeals and the Town Council. Failure to complete all phases within five (5) years shall result in revocation of the Conditional Use Permit, and Green Hedges School shall be required to apply for an amendment to the CUP and Site Plan.
6. **Corrective Drainage Improvements**  
Corrective grading to address existing drainage issues affecting the rear yards of 434 Knoll St and 416 Knoll St shall be completed by the applicant prior to issuance of the CUP, as determined necessary by the Department of Public Works and upon request of other abutting property owners.
7. **Occupancy Limits**  
Maximum occupancy of any multi-purpose room, auditorium, gymnasium, or other communal space shall not exceed limits established by the Fire Marshall.
8. **Noise Ordinance**  
All contractors and vendors shall be subject to the Town of Vienna noise ordinances, and the School shall be responsible for compliance. Repeated violations by contractors shall be deemed violations by the School.
9. **Student Drop-Off and Vehicle Stacking**  
All student drop-off and pick up shall occur entirely on-site only. All vehicles shall enter the site and utilize designated on-site drop-off and pick-up areas. Vehicle stacking shall be accommodated exclusively on-site. Under no circumstances shall vehicles queue or stage off-site. If on-site stacking capacity is reached, vehicles shall be directed to continuously circulate until space becomes available. Green Hedges shall be solely responsible for enforcing this condition, including the provision of on-site staff or the hiring of staff to manage traffic and ensure compliance.
10. **On-Site Parking and Overflow Parking**  
All parking shall occur on-site within areas shown on the approved Site Plan. No overflow parking shall be permitted on surrounding streets, including Nutley St,

Windover Ave, Knoll St, or Lewis St. Off-site parking shall be secured for overflow events or rentals, and staff shall be assigned to direct traffic accordingly.

11. The School shall continue to mitigate any negative impact on the surrounding neighborhoods from traffic and parking for all events and activities, including private groups or individuals renting the School's facilities. The School shall provide off-street parking for all such activities.

12. Buffering and Landscaping

All buffer widths shall comply fully with the applicable zoning code. Buffer areas shall include dense, year-round sound mitigating vegetative screening, consisting of a continuous barrier to provide visual and noise attenuation throughout all seasons. Buffer plantings shall not be cut back, thinned, or removed except for maintenance or replacement of dead or diseased material, subject to Town approval. All buffer areas shall be designated as passive space. No playground use, circulation, storage, seating or programed activity shall occur within buffer zones.

13. Prior to the issuance of an Occupancy Permit for the New Academic Building, the School shall demonstrate that the buffers approved have been installed. Prior to the issuance of an Occupancy Permit for the new Gym/Multipurpose room, the School shall demonstrate that the buffers approved have been installed.

14. Fencing

A minimum eight-foot (8') solid wood fence shall be installed along all property lines abutting residential uses. All fencing shall be permanently maintained in good condition. Any damaged, deteriorated, or removed fencing shall be promptly repaired or replaced to ensure continuous compliance with applicable screening and buffering requirements. The School shall install sound isolation fencing barrier and approved sound mitigating vegetation for all adjacent properties prior to commencing construction for the first phase.

15. Rental Use Restrictions

Rental use shall be limited to internal school buildings only and shall not include outdoor facilities.

- a. Rental hours shall be limited to Monday–Friday, 6:00pm–9:00 p.m., and Saturday, 9:00 a.m.–2:00 p.m.
- b. The campus shall be fully closed within one (1) hour of the last scheduled activity.
- c. Rental group size shall not exceed 30 participants.
- d. Rental policies and one-time events shall be reviewed annually, or as needed, with abutting neighbors and the Director of Planning and Zoning.
- e. The School will provide priority scheduling for use of facilities to Town of Vienna youth clubs and organizations, unless otherwise inconsistent with this CUP. The School will also charge a reduced rate to Town of Vienna groups.
- f. The gymnasium and performance space or multi-purpose room shall be used exclusively for school-related activities. Rental, leasing, or use by outside organizations or individuals shall be prohibited. Use of the gymnasium shall be limited to:
  - i. School days between 8am and 6pm
  - ii. School sponsored events only
  - iii. Maximum occupancy shall not exceed limits set by the Fire Marshall

## 16. Special Events, Activities, and Hours of Operation

For purposes of this Conditional Use Permit:

- a. Extracurricular Activities
  - i. Activities limited to currently enrolled students and school staff only, not open to the public, not involving outside organizations or third-party use; and not using amplified sound. Examples include clubs, rehearsals, practices, and meetings.
  - ii. Extracurricular Activities shall be permitted only during the following hours:
    1. Monday–Friday: 7:00 AM to 9:00 PM (all activities must cease by 8:30 PM)
    2. Saturday: 9:00 AM to 2:00 PM (all activities must cease by 1:30 PM)
  - iii. The site shall be fully vacated within 30 minutes of activity cessation.
  - iv. Written notice shall be provided to all abutting property owners and Town Planning staff at least ten (10) calendar days in advance.
- b. Divisional and All-School Events
  - i. Events limited to a single grade or school division (e.g., Lower, Middle, or PK), or entire student body involving enrolled students and staff only, and not open to the public.
  - ii. Divisional and All-School Events shall be permitted only under the following conditions:
    1. Monday-Friday: 7:00 AM to 6:00 PM
    2. No Divisional or All-School Events shall occur on weekends, holidays, or evenings.
- c. Special Events
  - i. Any event that meets one or more of the following criteria:
    1. open to the public or invited guests beyond enrolled students and staff
    2. involves outside organizations, rentals, or third-party use
    3. uses amplified sound outdoors
    4. exceeds 50 attendees, including students, staff, and guests
    5. Occurs outside of the normal School days/hours of Monday – Friday 7am-6pm.
  - ii. Special Events shall be permitted only under the following conditions:
    1. Monday–Friday: 7:00 AM to 9:00 PM (all activities must cease by 8:30 PM)
    2. The site shall be fully vacated within 30 minutes of activity cessation.
    3. Written notice shall be provided to abutting property owners and Town staff at least ten (10) calendar days in advance.
- d. Annual Event Limitation
  - i. The total number of Special Events shall not exceed twelve (12) events per school calendar year.

- ii. The School shall maintain and submit annually to the Town a log documenting the date, time, and nature of all Special Events and Extracurricular Activities.

17. Outdoor Play Areas

Outdoor recreational play areas shall not be located adjacent to residential property lines without required buffer separation. Outdoor student activity shall be limited to designated areas shown on the approved Site Plan. Use of outdoor recreational play areas shall be limited to Monday–Friday, 8:00 a.m.–6:00 p.m. Use of outdoor areas shall be continuously monitored by staff at all times. No more than 40 children shall be outdoors at any one time during standard school days and hours. No lighting shall be permitted, and play areas shall be fenced.

18. Noise Controls

The use of outdoor amplification, including whistles, speakers, bullhorns, or PA systems shall be prohibited.

19. Prior to final site plan approval for any phase of construction, Town Staff will review the location and screening of all mechanical equipment.

20. Prior to final site plan approval for any phase of construction, Town Staff will review dumpster location and screening.

21. Loading may occur between 7:00 AM and 6:00 PM, Mondays through Fridays.

22. Should a demonstrated need arise, the School will provide secure indoor bike storage without necessitating amendment of this CUP.

23. An administrative review shall be conducted to ensure compliance with all adopted CUP conditions within four (4) months of approval of this CUP. Thereafter, an administrative review will be conducted on a yearly basis. The administrative review shall include at a minimum, the following: annual enrollment, number of FTEs, number of Special events and attendance, list of active rentals, any complaints or CUP Violations, annual sound analysis testing results, buffer maintenance, and storm water management. Such administrative review shall be shared with all abutting neighbors.

24. Upon approval of this Conditional Use Permit and any associated Site Plan, all prior Conditional Use Permits, Site Plans, special exceptions, variances, approvals, and associated conditions previously granted for Green Hedges School are hereby expressly superseded, replaced, and rendered null and void.

25. This Conditional Use Permit and associated Site Plan shall constitute the sole and controlling land use authorization governing the use, operation, development, and expansion of Green Hedges School. No prior approval, condition, or representation shall have any force or effect unless it is expressly incorporated into this Conditional Use Permit.

## **Polysonic Sound Report – Neighbors’ Feedback**

Green Hedges School hired Polysonic to conduct a sound analysis and to provide sound mitigation recommendations to them.

We have reviewed the Polysonic report and have determined that this report actually provides several strong arguments for requiring substantially stronger mitigation than what the School is offering. And it supports the neighbors’ position that the site is fundamentally too constrained for the intensity of activity occurring next to homes.

### **1. The consultant admits the existing conditions are inadequate**

The report states:

“A nominal 6 ft tall chain link fence was seen around the perimeter which is the only barrier between playground and neighboring yards.”

**“Students are able to directly approach the fence.”**

They acknowledge:

- there is effectively no meaningful sound barrier today,
- children can play directly against neighboring property lines,
- and mitigation is necessary.

This supports:

- mandatory setbacks,
- no-play buffer zones,
- sound walls,
- dense vegetation,
- and prohibiting recreation adjacent to residential lots.

### **2. The report confirms loud, repeated peak noise events**

The consultant measured:

- peak short-term levels approaching 75 dBA+ at neighboring properties,
- and even recorded spikes over 100 dBA during measurements.

The report specifically says:

**“it is these peak levels that can be so noticeable.”**

This is extremely important because neighbors have consistently argued that the issue is not merely “average” sound, but **repeated bursts of shouting, screaming**, whistles, balls, recess activity, and playground noise over many hours.

The consultant validates these peaks are the most impactful aspect of the noise environment.

### **3. Their own mitigation only reduces noise a small amount**

The consultant concluded that:

- the 6-foot barrier alone reduces noise only ~3 dB,
- and the barrier plus operational restrictions only ~4.5 dB.

That is not a dramatic reduction. Neighboring homes are still modeled at:

- roughly 60–62 dBA peak levels.

Hence:

- the impacts remain significant even after mitigation,
- the site geometry itself limits effective mitigation,
- and fencing alone cannot fully solve the incompatibility problem.
- 

### **4. The consultant admits the “buffer” is what actually mattered**

The report says:

“we understand that it is the implementation of the buffer (moving the playing children away) that has the biggest impact here.”

That is essentially an admission that:

- distance from homes matters,
- activity near property lines is problematic,
- and the closer children are to neighboring yards, the worse the impacts become.

This means we require:

- larger setbacks,
- permanent no-play zones,
- relocation of active recreation,
- and prohibiting recreational activity near residential boundaries.

### **5. The report supports stronger barriers than chain-link fencing**

The consultant explicitly discusses:

- Solid wood fencing
- masonry,
- fence height,
- acoustical barriers,
- mass-loaded sound products,
- and materials capable of real attenuation.

The consultant even explains:

“To have any impact, a sound barrier must be sufficiently ‘beefy’ ...”

This strongly supports:

- Increasing the fence height,
- solid acoustical fencing,
- masonry walls,
- dense evergreen screening,
- and engineered sound mitigation systems.

## **6. The report actually helps our “cumulative exposure” argument**

The observations table documents:

- repeated recess periods,
- PE,
- lunch recreation,
- multiple groups cycling in and out,
- playground access throughout the morning,
- and “collective loud children shouting.”

This demonstrates:

- the noise is repetitive,
- prolonged,
- operational,
- and occurs throughout the day.

Not isolated.

Not occasional.

This exactly why neighbors have “daily exhaustion”.

## **7. The study is very limited.**

The consultant only measured:

- approximately 3 hours,
- on a single day,
- during daytime,
- with no evening events,
- no rentals,
- no special events,
- and no future enrollment/intensity expansion scenarios.

This is a major limitation.

- the report understates real-world impacts,
- it does not analyze expanded operations,

- and it does not evaluate the very activities neighbors fear most.

Especially important, there was no analysis of parking lot basketball or other activity, athletic field use, gym rentals, weekend use, or amplified activity.

### **8. The consultant effectively acknowledges the site constraints.**

“The school is immediately bordered by single family homes on two sides of the playground.”

The report never even touched on single family homes that border the parking lot or athletic field.

The School is not an isolated institutional campus — it is embedded directly within residential homes.

The consultant repeatedly acknowledged:

- the proximity to homes,
- the inadequacy of existing barriers,
- the significance of peak noise,
- and that moving activity farther from property lines is what materially reduces impacts.

This supports the neighbors request for:

- Increased buffers
- mandatory no-play buffers,
- enforceable operational controls,
- engineered sound barriers,
- limits on outdoor activity locations,
- Dense sound mitigating vegetation
- and skepticism that the site can absorb additional intensity without continued neighborhood impacts.

### **In Closing**

The report shows that mitigation itself is evidence of incompatibility:

if the School needs acoustical barriers, operational controls, relocation of recreation, and no-play zones just to partially reduce impacts by a few decibels, that says a great deal about how constrained this residential site already is.

The Polysonic report focuses heavily on proposed mitigation measures, but it never establishes what constitutes a successful outcome for neighboring residential properties.

The issue is not whether fencing, buffers, or operational controls are installed. The issue is whether those measures actually reduce impacts to a level compatible with adjacent homes.

A mitigation plan without measurable performance standards is inherently unenforceable. Simply requiring installation of fencing or vegetation does not guarantee meaningful reduction in neighborhood impacts.

The report itself acknowledges:

- peak noise events remain significant even after mitigation,
- reductions are relatively modest,
- and increased separation distance from homes provides the greatest benefit.

Accordingly, any approval should require outcomes-based performance standards, including:

- measurable sound attenuation targets at residential property lines,
- post-construction acoustical testing,
- annual compliance monitoring,
- corrective action requirements if mitigation fails,
- and enforceable operational restrictions if performance standards are not achieved.

We recognize that the Town of Vienna does not currently maintain specific residential decibel-level noise standards. However, Fairfax County's residential noise ordinance standards may provide a reasonable reference point for evaluating compatibility and mitigation effectiveness in this case.

Additionally, the School indicated a target range of approximately 46–49 dBA as a desired post-mitigation sound level. That representation could serve as an appropriate starting point for establishing measurable, outcomes-based mitigation standards and ongoing compliance testing.

Without measurable performance targets, there is no objective method to determine whether the proposed mitigation measures are actually successful in reducing adverse impacts to adjoining residential properties.