



Memorandum

To: Vienna Board of Zoning Appeals
From: Matthew Glassman, ^{may} Chair of the Planning Commission
Meeting Date: June 18, 2025
Re: Proposed Conditional Use Permit for Family Day Home at 209 Berry St SE

Overview

This memorandum pertains to the request for a Conditional Use Permit to operate a Family Day Home for a maximum of twelve (12) children at 209 Berry St SE. The applicant is Diana Hernandez, owner and operator of The Gift of Language Spanish Learning Center. Ms. Hernandez operates another Center, outside of Vienna in Tysons, but this would be the first time she operated a Center in her home.

The subject property is located within the Residential Single-Unit, 16,000 sf (RS-16) zoning district and, per the Town of Vienna Comprehensive Plan 2015 Update, has a Future Land Use designation of Low Density Residential. Both the Zoning Ordinance and the Comprehensive Plan would support a Family Day Home in this location.

At our June 11, 2025, meeting, Planning Commissioners reviewed the application, site layout, photos of the proposed classrooms and outdoor areas, and staff analysis to determine if a Conditional Use Permit for a Family Day Home is appropriate at this site. Planning Commissioners asked the applicant to clarify how morning drop-offs and afternoon pick-ups would be managed, where parking for the non-resident staff member would be located, and how children's safety would be maintained within the play yard. Commissioners requested that, if the application were approved, Ms. Hernandez monitor noise and drop-offs/pick-ups to ensure that there be minimal impact on the neighborhood.

Several speakers testified in support of the application, as did two others via letters of support entered into the public record. No speaker testified in opposition.

PC Recommendation

The Planning Commission made a motion to recommend that the Board of Zoning Appeals approve the Conditional Use permit for a Family Day Home at 209 Berry St SE.

Motion: Commissioner Plowgian
2nd: Commissioner Kenney
Roll Call Vote: 4-0
(Commissioners Chakrapani, Miller, and Noble were absent.)

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Matthew Glassman, Chair	Aye
Keith Aimone	Aye
Stephen Kenney	Aye
Jessica Plowgian	Aye