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May 29, 2026

VIA E-MAIL

Board of Zoning Appeals
Town of Vienna
127 Center Street S
Vienna, Virginia 22180

Re: Green Hedges School, Inc. (the "School")
Conditional Use Permit
PF-1925356-CUP

Dear Board of Zoning Appeals Members:

Please accept this letter clarifying information discussed at the May 20, 2026 public hearing.

CUP Conditions

I have enclosed a side-by-side comparison of the CUP conditions proposed by the School and those proposed by neighbors, along with the School's response to conditions proposed by neighbors. Many of the conditions proposed by the School and neighbors are identical or substantially similar. The School is amenable to several of the conditions proposed by the neighbors and has so indicated in the chart. Finally, some conditions proposed by neighbors are inconsistent with the School's proposal or impossible to achieve based upon construction logistics, timing, or the Town's approval process.

Traffic Flow

The table below shows a comparison of traffic management under existing conditions versus the proposed plan (at maximum enrollment) for both Windover Avenue and Nutley Street. With the new traffic flow, there is a notable increase in the School's ability to handle more vehicles on campus and avoid traffic overflow onto Windover or Nutley, even with the modest enrollment increase.

| | Windover Avenue | | Nutley Street | |
|---|--|--|---------------------------|---------------------------|
| | Existing | Proposed (cap) | Existing | Proposed (cap) |
| Vehicle Stacking | 14 | 18 | 30 | 54 |
| ARRIVAL ANALYSIS | | | | |
| Processing Time: Arrival | 4.5 mins | 3.5 mins* | 3 mins | 3 mins |
| Maximum number of vehicles per 5-minute interval: Arrival (based on data collection & future projections) | 17 | 20 | 15 | 20 |
| Capacity of vehicles per 5-minute interval: Arrival | 16 | 26 | 50 | 90 |
| Difference in Actuals vs. Capacity | -1: Occasional and brief back-up on Windover can occur | +6: No anticipated back-up on Windover | +35: No back-up on Nutley | +70: No back-up on Nutley |
| DISMISSAL ANALYSIS[^] | | | | |
| Processing time: Dismissal | 5 mins | 5 mins | 5 mins | 5 mins |
| Maximum number of vehicles per 5-minute interval: Dismissal (based on data collection & future projections) | 8 | 9 | 10 | 14 |
| Capacity of vehicles per 5-minute interval: Dismissal | 14 | 18 | 30 | 54 |
| Difference in Actuals vs. Capacity | +6: No back-up on Windover | +9: No back-up on Windover | +20: No back-up on Nutley | +40: No back-up on Nutley |

*Note: reduced processing time driven by consolidation of Montessori classrooms into The Stable. ^Dismissal has a reduced number of vehicles due to staggered dismissal times with after-care, after school enrichment and athletic activities

As indicated in the above table, the actual projected peak number of cars arriving on Windover Avenue will be 20 with a capacity of 26 and the projected peak number of cars arriving on Nutley Street will be 20 with a capacity of 90. We have verified that the existing driveway to the School is located approximately 30 feet east of the adjacent property at 245 Nutley Street and will remain approximately 30 feet east of this property in the proposed campus plan.

Buffer Landscaping

The School will work with its landscape architect, arborist, acoustic consultant, and Town Staff to ensure that buffer landscaping will provide sound mitigation. Although there may be sound dampening plant species (which the School will explore with its consultants), all plantings must comply with Town of Vienna approved species.

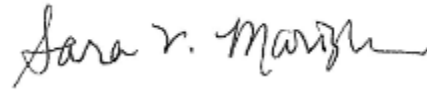
Noise

Neighbors referenced peak noise levels up to 110 decibels. As noted in the submitted Polysonics analysis, the highest peaks detected in the analysis were a result of a sound meter being knocked over, not based on school sounds.

Thank you for your time and consideration of the School's proposed improvements.

Very truly yours,

ODIN, FELDMAN & PITTLEMAN, P.C.

A handwritten signature in black ink that reads "Sara V. Mariska". The signature is written in a cursive style with a long, sweeping underline.

Sara V. Mariska

Enclosure

cc: Peter Barrett
Jessica Brandt
Mike Huber
Jessica Wadlow

#6683387v1