

PLANNING COMMISSION

May 28, 2025

Regular Meeting Minutes

The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, May 28, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Jessica Plowgian, Douglas Noble, Stephen Kenney, David Miller, & Deepa Chakrapani (7:32 pm). Staff members present were Director of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Principal Planner, Lyndsey Clouatre, and Clerk to the Commission, Jennifer Murphy. Keith Aimone was absent.

Roll Call

Commissioner Aimone was called absent.

Communications from Citizens and/or Commissioners

Ethan Morrow, son of Jennifer Morrow, owner of Bard's Alley, was recognized in the audience.

Dr. Miriam Dadkhah, vice-chair of the Ary Hill Garden Club, residing at 609 Alma St SE, requested the Planning Commission consider updating Town Code fence height language to include allowance for deer fencing. Fence height is restricted to a maximum height of 6 ft. Dr. Dadkhah will send a follow-up email detailing her request. She was asked to include photos of any proposed materials with her written communication.

Public Hearing – None

Regular Meeting

Item No. 1

Request for recommendation for a Conditional Use Permit to the Board of Zoning Appeals for Specialized Instruction at 419-B Maple Ave E in the Avenue East (AE) zoning district. Application filed by David Dilly, Future Innovators of Vienna.

Town of Vienna Principal Planner, Lyndsey Clouatre presented staff's report, stating that the request for specialized instruction will be located to the rear of the shopping center, addressed at 419-427 Maple Avenue East. The subject space has no direct entrance access from Maple Avenue East. Prior to its relocation, this was the site of the Posh! Interior Design and Furniture store. Once Posh! relocated, the space was split to accommodate two tenant spaces, 419-A at the front of the building and 419-B to the back. Virginia ABC is currently located at 419 Maple Avenue East. iCode Vienna, also operated by the applicant, is located at 419-A Maple Avenue East. The property is zoned Avenue East (AE), which allows for specialized instruction with a conditional use permit. The Comprehensive Plan's Future Land Use designation for mixed-use supports an instructional facility at the site.

The application for conditional use permit is for a summer camp for micro-drone operation instruction. Business hours will be from 8:00 a.m.–6:00 p.m. with a maximum of twenty-four (24) students and two (2) instructors. Designated drop-off hours will be from 8:30-9:30 a.m. and pick-up hours will be from 3:30-6:00 p.m. Presenting floor plans and interior photos, staff advised that all operations will be fully indoors with no

anticipated noise impacts. Trash will be limited to lunches and snacks with no commercial loading and/or unloading. Students will access the interior space through the iCode Vienna space. Exiting will be through the building's rear entrance shown in the photograph. The request meets all criteria per Town Code sections §18-824 and §18-345. The application is scheduled for final decision review with the Board of Zoning Appeals (BZA) at their June 18, 2025, public hearing.

Concluding staff's presentation, the applicant was invited forward to speak.

David Dilly, owner of iCode Vienna operating out of 419A Maple Avenue East was present representing the application. Mr. Dilly stated that iCode Vienna has been in operation for 3 years with no issues. The additional space behind 419-A has been vacant for some time. His proposed use will put the space to good use that offers a competitive robotics program not currently offered in the area. With respect to parking, Mr. Dilly is seeking a shared parking agreement with the owner of 515 Maple Avenue East, which is currently for sale. He is also looking at parking options from surrounding property neighbors located across the street and behind the building. Mr. Dilly does not anticipate any issues with the proposed use permit.

Further discussion continued regarding pick-up and drop-off procedures, the number of parking spaces, and the average age of students attending the camp. Commissioners asked for clarification on whether any students would be of driving age and the definition of summer. Mr. Dilly provided that none of the students will be of driving age and agreed that the duration of summer could follow Fairfax County's summer break schedule.

Concluding discussion, Chairman Glassman called for a motion.

Commissioner Miller motioned that recommendation be made to the Board of Zoning Appeals for conditional use permit for Specialized Instruction at 419-B Maple Ave E in the Avenue East (AE) zoning district with conditions as outlined in the staff report that hours of operation will be five (5) days a week from Monday – Friday, ages of campers will be fifteen and under, and that summer is as defined by Fairfax County Public Schools. Any shared parking agreements must be finalized and submitted to staff.

Commissioner Noble seconded the motion.

Commissioner Plowgian amended the motion to state that staff parking will be designated to the back of the building.

Motion to Amend: Plowgian

Second: Noble

Amended: 4-0-1

Recused: Kenney

Chairman Glassman called the question on the motion as amended.

Motion: Miller

Second: Noble

Carried: 4-0-1

Recused: Kenney

The motion carrying, Chairman Glassman stated that the item will be undergo final review by the BZA at their June 18, 2025, meeting.

New Business - None

Director's Report

Director Levy reported the following:

- The proposed rezoning at 128 Nutley Street NW was withdrawn. The applicant has asked for a work session with the Planning Commission to discuss reduced unit numbers.
- Upcoming reviews include: A family-day home CUP for 209 Berry St SE, Specialized Instruction CUP for Clay and Kiln, and site plan amendment for NFCU for relocation of onsite ATMs.
- Upcoming Strategic Plan discussion will be presented to collect comments and feedback for Town Council.
- The work session scheduled after the regular meeting will discuss the Comprehensive Plan's Chapter 3: Land Use.
- Town Council has a work session scheduled with the Department of Parks and Recreation to discuss the current draft Parks Master Plan. The plan and Comprehensive Plan are being updated at the same time to keep the information in sync.

Minutes: None

The meeting adjourned at 8:04 pm.

Respectfully submitted,

Jennifer M. Murphy

Clerk to the Commission