



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Agenda Planning Commission

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Wednesday, June 12, 2024

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.  
South

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### Roll Call

### Communication from Citizens and/or Commissioners

### Public Hearings - None

### Regular Business

1. [PC24-237](#) Request for recommendation for Conditional Use Permit to the Board of Zoning Appeals for a family day home to accommodate up to a maximum of twelve (12) children at 430 Old Courthouse Rd NE, in the RS-12.5, single-family residential zoning district. Application filed by Bahareh Ranjbar, owner of Happy Hive Daycare.

**Attachments:**

- [01 - Staff Report](#)
- [02 - Application and Authorization](#)
- [03 - Applicant Narrative, Photos, & Floor Plan](#)
- [04 - Letter of Support](#)
- [05 - Home Certificate of Occupancy](#)
- [06 - Relevant Regulations](#)
- [07 - Notification Affidavit](#)
- [08 - Received Written Testimony](#)

2. [PC24-236](#) Request for recommendation for conditional use permit to the Board of Zoning Appeals for specialized instruction, at 514 and 516 Mill St NE, in the Mill District. Application filed by Renee Pippin, of Pitcher's Edge LLC, business owner.

Attachments: [01 - Staff Report - 514-516 Mill St NE - Pitchers Edge - CUP](#)  
[02 - Application and Authorization](#)  
[03 - Applicant Narrative](#)  
[04 - Proposed Floor Plan](#)  
[05 - Information and photos from business website](#)  
[06 - 520 Mill Street NE - Site plan with topo](#)  
[07 - Certificate of Occupancy - 516 Mill St NE](#)  
[08 - Parking Tabulation Chart - 510-520 Mill St NE - June 2024](#)  
[09 - Relevant Regulations](#)  
[10 - Notification Affidavit](#)

3. [PC24-238](#) Recommendation to the Town Council on a final plat for a proposed lot consolidation of two lots into one at 103 Saint Andrews Drive NE in the RS-12.5 Single-Family Detached Residential zone. Application filed by Mir Zohori, of M&Z Construction and Consulting LLC, property owner.

Attachments: [01- Staff Report\\_rev 06.10.24](#)  
[02 - Application and Authorization](#)  
[03 - Preliminary Plat](#)  
[04 - Plan Set Pages](#)  
[05 - Relevant Code Sections](#)  
[06 - Notification Affidavit](#)

## New Business

## Planning Director Comments

## Approval of the Minutes: None

## Meeting Adjournment

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*