

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Conditional Use Permit Application for expansion of an existing conditional use permit for more staff members and to create an educational garden located at 415 Windover Ave NW and 202 Lewis St NW and in the RS-12.5, residential zoning district. Filed by Lynn J. Strobel, Walsh Colucci Lubeley & Walsh PC on behalf of Green Hedges School, Inc. owner.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on March 15, 2017, for a conditional use permit in accordance with Sections 18-22 of the Code of the Town of Vienna, Virginia. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

The Green Hedges School parcel is situated in northwest Vienna on 177,758 square feet of land that adjoins Windover Ave NW and includes a number of parcels formerly used as single-family residences. The School recently acquired an adjacent property addressed 202 Lewis St NW.

The existing facility is comprised of several buildings: the administrative center, the Rice Arts Center, Wiechelt Stable building and Kilmer Hall. Parking for 54 vehicles was approved as part of the 2007 site plan, but only 46 spaces exist on the grounds.

The recently acquired property at 202 Lewis St NW was previously developed with a single-family detached dwelling which has now been razed. The School proposes to use the additional land to enhance the experience of its students by establishing a educational garden on a portion of the former residential lot. The garden will be used by students and staff and provide an opportunity to learn sustainable gardening techniques; none of the plants will be sold or otherwise used for commercial purposes.

The School proposes to utilize a portion of 202 Lewis St NW to provide additional parking. The applicant originally requested to resurface the existing driveway to accommodate three parking spaces, but in response to citizen concern, reduced the request to two parking spaces. This would increase their existing parking to 48 spaces, with a future plan for 56 parking spaces, based off the approved 54 spaces in 2007 CUP.

In conjunction with the previously stated requests, the school initially requested to increase the number of allowed full-time-equivalent employees (FTE) from 37 to 45. However, after a number of meetings with the Planning Commission and the surrounding neighbors, the applicant reduced the request down to 42 FTE.

The Planning Commission considered this item during its regular meeting on February 22, 2017. Upon the conclusion of their analysis, the commissioners voted 5-3 to recommend approval of the CUP expansion without the requested two parking spaces. The commissioners voted 8-0 to recommend approval of the requested additional five FTE.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

The Board of Zoning Appeals voted 5-0 to approve the request for an expansion of the CUP at Green Hedges School to construct an educational garden and increase staff to 42 full-time-equivalent employees and add two additional parking spaces at 415 Windover Ave NW and 202 Lewis St NW with the following conditions:

1. The two parking spaces located at 202 Lewis St NW shall be used by maintenance, custodial and administrative personnel of Green Hedges School and not be available for public or visitor parking. Signs notifying individuals of this limitation will be posted.
2. The two parking spaces located at 202 Lewis St NW shall be screened with landscaping consistent with that shown on Sheets 10 and 11 of the Site Development Plan.
3. The total number of parking spaces at 415 Windover Ave NW and 202 Lewis St NW shall not exceed 56.

Reasons Board members gave for supporting the motion include the fact that if a residence were built on the Lewis St property, it would be entitled to a driveway, garage and parking spaces. The spaces are being limited to two, with restrictions, which limits the impact on the surrounding neighborhood and the School is providing landscape screening. Board members also felt the ability to turn around, rather than back out of the driveway, provided increased safety. It's in the best interest of the School and the surrounding neighborhood to provide adequate parking as to keep parking off the street.

IT IS, THEREFORE, ORDERED, this 29 day of MARCH, 2017 that the application requesting expansion of an existing conditional use permit for more staff members and to create an educational garden located at 415 Windover Ave NW and 202 Lewis St NW and in the RS-12.5 residential zoning district be approved.



Michael Gadell

Board of Zoning Appeals, Vice Chair
Town of Vienna