



TOWN OF
VIENNA
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Memorandum

To: Board of Zoning Appeals
From: Jessica Plowgian, Chair of the Planning Commission *JPP*
Meeting Date: April 24, 2024
Re: Conditional Use Permit for a Family Day Home at 108 Yeonas Circle SE

Overview

The applicant is seeking a Conditional Use Permit (CUP) for a Family Day Home at 108 Yeonas Circle SE for up to 12 children. In 2018, the current owners received a CUP to allow care for up to 10 children, with a condition requiring that the CUP be renewed after one year. The CUP was renewed in 2019 and the renewal condition was removed at that time.

One Town resident who is a patron of the daycare attended the Planning Commission (PC) meeting. She spoke in favor of the application and noted that the staggered drop-off and pick-up of children implemented by the applicant results in very few cars being parked on the street at any given time.

PC Discussion and Concerns

PC members discussed the parking available to patrons of the daycare. The applicant provides its customers with a map that identifies parking spaces in the driveway and on the street that it asks that they use. It also identifies two spaces highlighted in red that should not be utilized. A PC member suggested that the applicant consider adding two more “red” areas in the cul-de-sac to maintain more space between parked cars and driveways.

PC members noted that we did not receive any concerns or complaints from neighbors about this application. In addition, staff confirmed that the Town has not received or processed any complaints or violations with respect to the applicant’s current CUP.

The Comprehensive Plan is supportive of the growth in business licenses for home-based businesses. In the absence of any past violations and concerns from neighbors for this existing daycare, PC members indicated their belief that supporting the growth of this business would be consistent with the Comprehensive Plan.

Planning Commission Recommendation
Conditional Use Permit for a Family Day Home at 108 Yeonas Circle SE

PC Recommendation

Commissioner Miller made a motion to recommend to the Board of Zoning Appeals approval of the Conditional Use Permit for a Family Day Home care of up to twelve (12) children at 108 Yeonas Circle SE, described as tax map parcel 0393 13 2618.

2nd: Commissioner: Commissioner Kenney

Roll Call Vote: 7-0

Jessica Plowgian, Chair	Aye
Matthew Glassman, Vice Chair	Aye
Deepa Chakrapani	Aye
Keith Aimone	Aye
Stephen Kenney	Aye
David Miller	Aye
Douglas Noble	Aye