

Happy Younglings Family Daycare  
Since Year 2009

108 Yeonas Circle SE  
Vienna, VA 22180

Dear Neighbor,

We would like to thank you for all your constant support for helping us to become one of the well-known home daycares in the Town of Vienna for the last 9 years. We are reaching out to you to share our future plan for our home daycare. We are in the process of obtaining a license for only two additional children to our existing children. Expanding our driveway for a total of five parking spots has been executed to express our gratitude to our neighbors. Our operating hours will remain the same, Monday through Friday from 7:30a.m. to 6:00p.m. Please note that arrivals and drop-offs are staggered.

Please print and sign if you agree that the extra two children might not effect the quality of your life.

Print

Sonia Cullen

Sign

Sonia

Date

Oct 11, 2018

Address

100 Yeonas Cir SE Vienna VA 22180

Respectfully and thank you in advance

Your Neighbor

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Please print and sign if you agree that the extra two children might not effect the quality of your life.

Print

Meryl Broossard

Sign

[Signature]

Date

10/11/2018

Address

103 Yeonas Circle SE

Respectfully and thank you in advance

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Print

SUSAN WOODS

Sign

Susan Woods

Date

07-23-2018

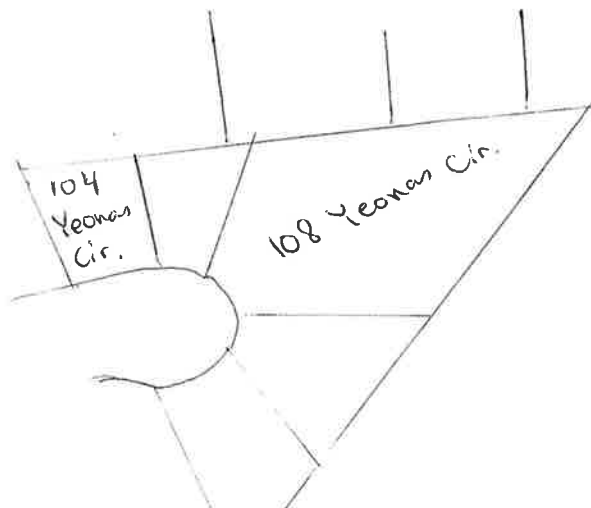
Address

104 Yeonas Cir. SE, Vienna VA 22180

Respectfully and thank you in advance,

Your Neighbor

Tania G Faris



Happy Younglings Family Daycare  
Since Year 2009

108 Yeonas Circle SE  
Vienna, VA 22180

Dear Neighbor,

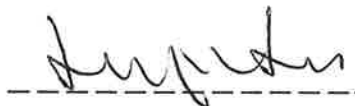
We would like to thank you for all your constant support for helping us to become one of the well-known home daycares in the Town of Vienna for the last 9 years. We are reaching out to you to share our future plan for our home daycare. We are in the process of obtaining a license for **only** two additional children to our existing children. Expanding our driveway for a total of five parking spots has been planned and will be executed to express our gratitude to our neighbors. Our operating hours will remain the same, Monday through Friday from 7:30a.m. to 6:00p.m. Please note that arrivals and drop-offs are staggered.

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Print

LIYUAN Lu

Sign



Date

7/22/18

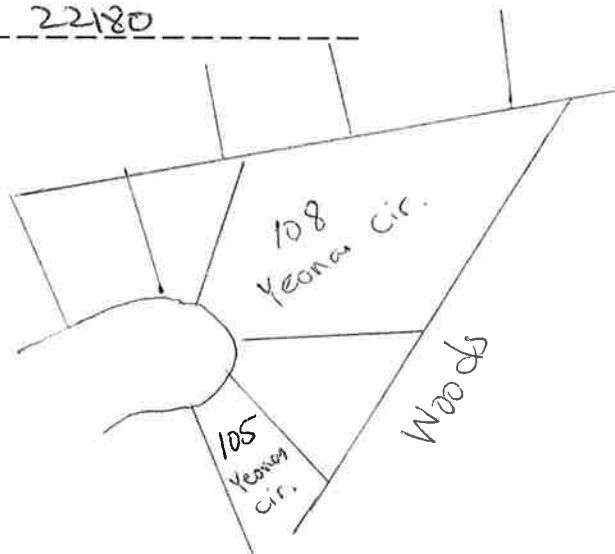
Address

105 Yeonas Cir. SE + Vienna VA 22180

Respectfully and thank you in advance,

Your Neighbor

Tania G Faris



# Neighbors Approvals

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Since Year 2009

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Print

Jenny Jusek

Sign

JJ

Date

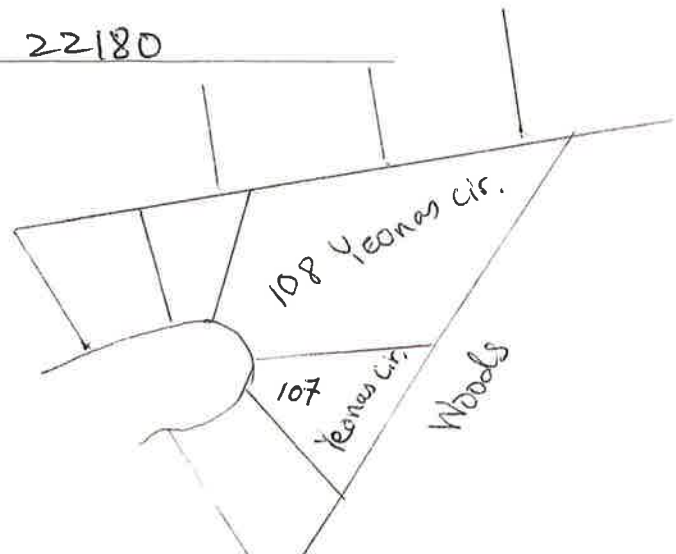
7/24/18

Address

107 Yeonas Cir. SE, Vienna VA 22180

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Print

Mohsen Nikbakhtshen

Sign

M/hs

Date

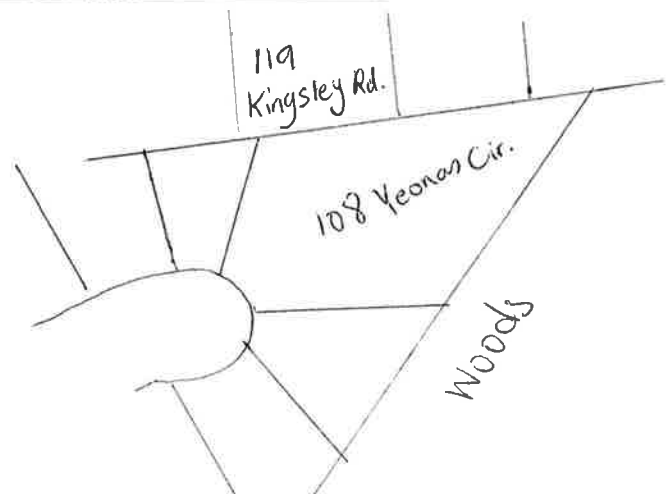
7/25/18

Address

119 Kingsley Rd. SE, Vienna VA 22180

Respectfully and thank you in advance

Your Neighbor



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Vienna, VA 22180

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Print

Sign

Farzaneh Zavarrei

F. Zavarrei

Date

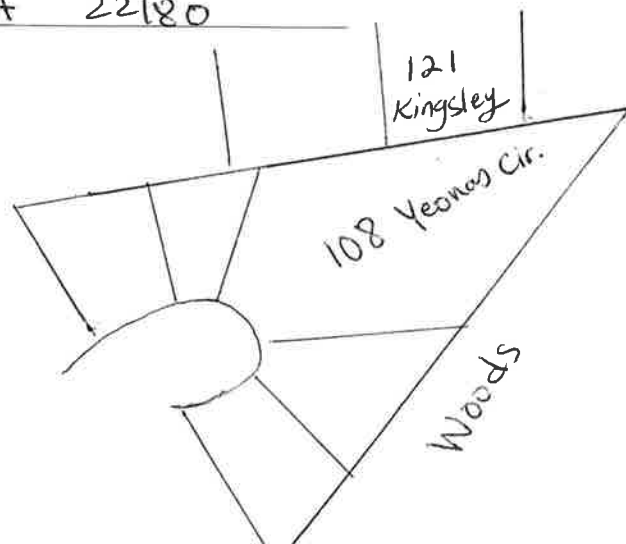
7/22/18

Address

121 Kingsley Rd. SE, Vienna VA 22180

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Print

Jan Poling

Sign

Jan Poling

Date

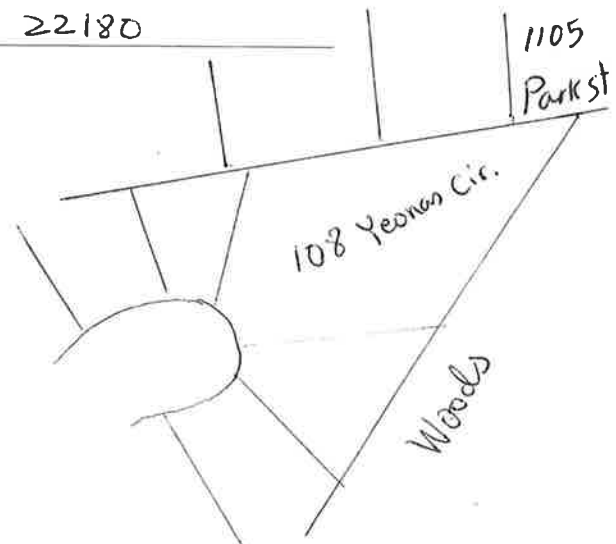
8/4/18

Address

1105 Park Street SE, Vienna VA 22180

Respectfully and thank you in advance

Your Neighbor





Planning Commission  
Council Chamber at Town Hall  
127 Center St. S  
Vienna, VA 22180

October 10, 2018

To Whom it May Concern,

I am writing in regards to the Public Notice and upcoming Planning Commission meeting on the recommendation to the Board of Zoning appeals for a conditional use permit to establish a family day home care of up to ten (10) children on the property located at 108 Yeonas Circle, SE in the RS-10 single-family detached residential zone.

I am submitting formal comments in opposition to the permit for the property located at 108 Yeonas Circle, SE. I strongly urge the Town of Vienna to deny the application and proposal to increase the day care size that the resident is requesting.

As a homeowner living on Yeonas Circle, I can absolutely state that the business as it currently operates, negatively impacts the quality of life for my family. Our lives have been negatively impacted from the moment this business was opened and disturbed the peacefulness of this quiet cul-de-sac. Increasing the number of children in the business will only worsen the negative impacts. Additional clients will increase the number of cars dropping off and picking up. The current volume of cars coming into the circle already causes problems. It is common for the clients of this home based business to come speeding into or out of our cul-de-sac. The size and shape of the cul-de-sac at the end where the house is located, allows drivers to speed straight in. An increase in traffic from more clients and presumably additional employees will only further worsen our quality of life.

Yeonas Circle is not a large street and the increased traffic that will be created if this request is approved will be an issue. The parking on the cul-de-sac is already limited. The Staff report clearly notes "the location at the end of the cul-de-sac makes the balance of on-street parking more challenging for the parents and neighbors." To say on-street parking would be more challenging for the parents and neighbors is a gross understatement. There are 9 houses located on the cul-de-sac and 21 vehicles parking on the cul-de-sac. The majority of driveways can only accommodate one vehicle, except for the expanded driveway at the day care. The day care operator has stated in the letter to the board, under traffic calculation, that "Our customers park on our driveway and the front curb of our home and leave less than five minutes." This is not accurate. The day care owner has multiple cars of their own also parked in the driveway and/or on the street. It is a common occurrence for the clients to park in front of our home and other homes on Yeonas Circle. Nor is it accurate that the clients leave in less than five minutes. Based on our observations the current clients on average are parked between 10-15 minutes particularly in the evening at pickup.

The day care operator recently had construction performed to modestly expand their driveway. It is an exaggeration to claim the expanded driveway can accommodate five vehicles. It also does not take into account that the day care operator has multiple cars that they need to park in the driveway or on the street in addition to the vehicles of the clients. Additionally the driveway

expansion was another example of a negative impact to the neighbors who live on Yeonas Circle and all residents of Vienna. During the driveway expansion there was significant concrete "run off" visible down the gutter on both sides of Yeonas Circle all the way to and into the storm drains. In addition to the speeding cars and congestion, this business owner added a negative environmental impact.

The Staff report states, "The applicant is already operating with staggered drop off and pick-up times. Staff recommends the applicant encourage staff to park in the expanded driveway and remind parents to use the driveway whenever possible and not block neighboring driveways." The supposed staggered drop off and pick-up times is inaccurate. Most clients drop off and pick up within the same 20-30 minute period. Also the staff recommendation to encourage staff to park in driveway whenever possible is not practical given the volume of cars arriving and departing in the same time window needing a place to park. They will park wherever they want to so they can drop off or pick up their children.

The day care owner included 6 "Adjoining" Neighbors approval letters. Three of those letters are from residents that are **not** located on Yeonas Circle. One is located on Park Street and two are located on Kingsley. None of these "neighbors" have experienced the negative impacts created by the parking disturbance and increased traffic created by this day care business and their comments should be considered meaningless.

Sincerely,

Tony Giuseppe & Mary Ellen Giuseppe  
102 Yeonas Circle, SE  
Vienna, VA 22180

Good evening Ladies and Gentlemen:

My name is Darlene Hough and my family lives at 106 Yeonas Circle immediately next door to the home daycare at 108 Yeonas Circle. My family has lived at this address for over 20 years, 10 of which were prior to when the Faris family moved in and the daycare began operating. Our driveways are about 18 inches apart so we are the most impacted by this daycare operation.

First, I have no issue with Tania's skills as a caregiver or the fact that she wants to run a daycare. My issue is with the fact that she is and has 8 children and is now requesting 2 additional children in her home daycare on a cul de sac in a purely residential neighborhood. As a long standing resident of the Town, I feel that no one at Town Hall remotely cares about the impact of this home business on my family or the failure of the business for years to operate in compliance with the regulations required for home businesses. And to make matters worse, it feels as though a blind eye is being turned to the fact that this daycare business violates the home business regulations almost to the point of openly blessing these violations with total disregard to the impact on my family and the other residents of the cul de sac not only as it relates to the additional 2 children, but the current 8 children. The publicly available documentation on the request for 2 more children reads like the request is a "done deal". I am not even sure my writing is worth the time because it appears that this process is nothing more than a formality. But I am going ahead and sharing some of our experiences but more importantly want to correct the factual inaccuracies set forth in the application itself.

Let's start with the parking and traffic issues which have been a huge problem since the day care opened.

- 8 cars coming in and out of a small cul de sac twice each day without taking into consideration the 2 additional vehicles proposed as well as the 2 staff members on top of that is a lot of traffic.
- A cul de sac has only one way to both enter and exit. This in and of itself makes the magnitude of traffic and parking twice as impactful as an ordinary street which has two different ways to enter and exit.
- The additional traffic and parking occurs at the same time as when residents are coming and going to and from their homes each weekday.
- Also, there are only 9 residences on our cul de sac so it is a small cul de sac.
- Furthermore, our cul de sac and the accompanying driveways were built in the 1950s when families had but one vehicle per family. The existing driveways can only legally accommodate 1 car other than 2 driveways within the cul de sac that I am aware of; one of which is the Faris driveway. I learned this fact several weeks ago incidentally the day after the Faris' finished their driveway widening when I got a parking ticket for my second vehicle hanging over the apron at the end of my driveway by 6 or 7 inches at 3:20 am in the morning. Had they been parked their usual 3 deep, I assume they, too, would have gotten a ticket.

The Faris' application states that there is plenty of parking available. So where are these 7 to 11 parking spots they cite? The application also includes a statement on page 12 that reads:

“We have also requested our customers to park at designated areas to express our gratitude to our neighbors.” There is no description or map delineating these designated areas in the materials. What does that mean? I am certainly not aware of any designated parking spaces for the daycare clients.

Here is how the parking is currently used:

- There are 21 residential vehicles for 9 homes and about 15 parking spaces on the entire cul de sac depending upon the size of the vehicle parked of which about 11 spaces are regularly in use in the morning and evening by residents (see attached rough sketch).
- That leaves a maximum of 4 spaces during drop off and pick up times at the daycare.
- The closest curb in front of their house fits only one car.
- Their driveway can fit a maximum of 2 maybe 3 cars with one car being their own. (White mini-van in attached photo which is their vehicle).

The Faris daycare has not added any parking by expanding their driveway because of the following:

- Until very recently (I suspect my discussion with Town Staff on the fact that all of their vehicles are in the drive.), they parked all 3 of their cars in the driveway (and prior to buying a third car and extending the length of the driveway with bricks, they had 2 cars parked in the driveway every day) such that no driveway parking was available for use by clients until 1 vehicle left for work.
- The Faris driveway as expanded cannot accommodate 5 vehicles legally as it never legally accommodated 3 vehicles before it was recently widened (see the photo on page 43 of their application showing the vehicle's overhang onto the apron of their driveway in violation of the Town Code which I know from my recent ticket experience discussed above).
- The expansion area is useless if there two cars parked on the original portion of the driveway because the apron does not extend the entirety of the expanded driveway. Thus, you cannot get a car in or out of that part of the driveway without going over the curb and sidewalk. Please see the attached picture I took this morning demonstrating this.

Other parking issues:

- Available spots are all located well away from the Faris daycare and never used by the clients of the daycare (see attached sketch).
- Only one client will park in the driveway at a time regardless of the number of spaces available. Please see the sample photos I took just this morning.
- All of the clients park immediately in front of the Faris house and the houses on either side and do not park anywhere else on the cul de sac. This causes the bottom on the cul de sac to become very congested. So the fact that there may be 4 spaces available elsewhere on the cul de sac is a moot point.

- Not only the residents, their guests but all of the clients only park perpendicular to the sidewalk and line up so that oftentimes their cars block ingress and egress out of the adjacent driveways as well as prohibit the parallel parking of vehicles in front of our house. My husband has had to wait on numerous occasions for clients to pack their kids in the car and pull away from the daycare facility before being able to parallel park in front of our house at the end of a workday. The residents, their guests and clients all need to park parallel with the street in the direction of traffic like the rest of us as required by the Town Code. The reason the clients park vertically in violation of the Town Code is so that they can fit 3, 4 or more cars parked at the same time in front of the day care. The full time helper parks at the end of the street except when it rains, snows or is very cold in which case she parks in the cul de sac. The part time helper always parks in the cul de sac.
- The clients are not staggered because you cannot make them arrive at specific appointment times. Do you really believe that a parent is never early or late depending on traffic or the speed of their child in getting ready and will only show up at a scheduled time? There are frequently a number of parents dropping off or picking up at the same time so the staggered drop off and pick up time does not accurately describe what actually takes place.
- I note that only 3 of the 8 homes (excluding the Faris residence) on the cul de sac consented to the request for additional children; two of which I am not sure were actually signed by an owner of the property based on publicly available records. The other alleged supporters are homes on another street that doesn't even intersect or have any connection with the cul de sac and are therefore, irrelevant. The applicant should not be permitted to claim they have the neighborhood support using consents from property owners who are on ½ acre lots behind the ½ lot of the applicant to make it sound like the neighbors support this business. In actuality, less than 50% of the folks closest to the problems connected with the day care signed a consent.

#### Other issues:

- Another problem is when we receive any accumulation of snow. When the forecast calls for several inches or more of snow (which I understand is not all that frequently) most of the neighbors move as many cars as possible into their driveways. That is not the case with Faris'; in fact they pull their cars out on to the apron of the driveway and then put a car in the front of their house so that the snow plow cannot possibly put any snow in front of their house. Prior to the day care opening in 2009, snow was spread evenly around the cul de sac but a cul de sac is a circle that results in much larger piles of snow than a regular street. Now the snow gets dumped in front of our house and the yards of both of the elderly folks in the cul de sac. Why is the business permitted to treat the residents like this? They absolutely believe they are entitled to special treatment because they must keep the business open in all conditions. They hire someone to shovel snow out of the driveway; however, because they have paved up to almost within inches of their property line, he throws the snow onto my driveway. With a much larger driveway, I am praying there is no snow this year as I am not interested in having to shovel my drive plus

the snow from their driveway as I am sure the person hired will not remove the snow and take it to the far side but rather dump it on my side of the property line because it is easier. I think my favorite snow event was when during one of the last snows when they moved their cars and had the Town bull dozer pull all the snow out of their driveway and push it in front of other houses. Really?

- Thirdly, there is the huge real estate or real property issue. A home business is not supposed to impact the use of my residence. Well, I no longer have the quiet enjoyment of my residence and haven't for some time. Just as important is the uniqueness of cul de sacs as highlighted in an article by Matt Christensen written on January 24, 2017 that appears on realtor.com. The article is titled:

What Is a Cul-de-Sac? A Dead End That Draws Home Buyers in Droves

For people who crave quiet and privacy, cul-de-sacs are sheer paradise—and major magnets for families or anyone, really, who loathes tons of traffic whizzing by their front door.

And another excerpt:

How much do cul-de-sac properties cost?

One survey found that buyers are willing to pay up to 20% more for a home on a cul-de-sac, indicating that their peace and quiet garner top dollar.

These excerpts reflect what our cul de sac was for the first 10 years we lived here before the day care opened but I can't say that is the case anymore and it hasn't been for quite some time. The home daycare in reality is large commercial business in the middle of what should be a quiet cul de sac and it is a true travesty for us.

In closing, I understand that urban living is a balancing act by any government but I am stunned at the priority being placed on one home business over the long-time residents of a residential cul de sac community. But my biggest question is this.... why don't anyone seem to care about the how we are being treated in a residential neighborhood? I don't live in a commercial neighborhood or border a commercial neighborhood but yet it feels like we are being treated like second class citizens by doing nothing more than trying to enjoy our residences and cul de sac.

Thank you for your consideration.