



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center St. South

Vienna, VA 22180

Phone: 703-255-6341 | Hours: Monday – Friday, 8:00 am - 4:30 pm

Planning Commission & Board of Zoning Appeals Conditional Use Permit Application

Application Number: _____-CUP

(Office Use Only)

Name of Project: Banfield Pet Hospital Zoning: C-1 (Local Commercial)

Address of Subject Property: 414 Maple Avenue East

Legal Description: Young Property LT 17A

Lot: _____ Block: _____ Section: _____

Subdivision: _____

Square Footage: 2,600 SF

Present Use of Property: Retail

Reason for Requesting a Conditional Use Permit (Provide additional pages as necessary):

Banfield Pet Hospital would like to occupy space at a property zoned C-1. An animal hospital per the zoning code requires a conditional use permit.

Signature (Owner or Agent): 

Name of Owner(s): Banfield Pet Hospital

Address: 18101 SE 6th Way Vancouver, WA 98683 Phone: 360-784-7426

E-mail Address: brett.williams@banfield.com

Name of Agent(s): Aaron Vorasane

Address: Colliers Architecture 4350 Baker Road, Suite 400 Minnetonka, MN 55343 Phone: 952-897-7861

E-mail Address (for "Contact Person"): aaron.vorasane@colliers.com

The following is a list of information, or items, to be furnished along with the application for a conditional use permit in conformance with Sections 18-209:216 and Articles 5:15 of Chapter 18 of the Code of the Town of Vienna, Virginia. Applications will not be considered complete and eligible for review, and placement upon an agenda, until the information listed below has been received at least twenty-eight (28) days prior to the next available Planning Commission meeting, and thirty-five (35) days prior to the next meeting of the Board of Zoning Appeals. All such requests shall be accompanied by the following information:

1. **Complete Application** with all requested information provided in this application.
2. **Two (2) copies** of all supporting documentation (all documents larger than 8.5"x11" must be folded).
3. **Two (2) Folded Copies of approved site plans**, when applicable, and all supporting information in conformance with all of the requirements of 18-250:255 of Town Code. To be included along with the approved site plans is the following information:
 - a. A certificate of survey, or plat, showing the legal description and boundary lines of the subject tract for which the conditional use permit is requested and owner(s), present zoning and use of all properties contiguous to the subject tract. Also required is a vicinity map clearly indicating the location of the applicant's property in relation to other major features in the Town of Vienna.
 - b. A detailed written description of all proposed improvements, along with all additional information as required by other regulatory agencies, including floor plans, interior structure information, required inspection reports, etc.
4. **One (1) Copy** of a listing of the names and addresses of the owners of all properties adjoining and all lands lying on the opposite sides of all streets and alleys abutting the subject tract for which the variance or appeal is being requested. (This information may be easily obtained online at the following address: <http://icare.fairfaxcounty.gov/ffxcare/Main/Home.aspx>).
5. **Electronic Copy** of application and plans submitted via email or flash drive.

Note: Section 18-216 of the Town Code specifies that any conditional use permit authorized by the Board shall be valid only for six (6) months unless construction or the related operation has commenced.

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) 255-6300 (Voice) OR TTY 711.

June 5th, 2019

DETAILED NARRATIVE FOR PROPOSED USE

Proposed Banfield Pet Hospital

414 Maple Avenue East

Vienna, Virginia 22180

Tenant History & Background:

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 1,000 hospitals in the United States and Puerto Rico, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Typical facilities such as what is being proposed, include full-service veterinarian care, including full diagnostic capabilities, a surgery suite, pharmacy and retail pet supply sales. All clinic activities occur within the building. Banfield does not provide outdoor amenities such as dog runs, or overnight facilities.

Project Description:

Banfield Pet Hospital is relocating their existing hospital location at 8204 Leesburg Pike, Vienna, VA and occupying space at the above referenced address as an animal hospital. The property is currently zoned C-1 (Local Commercial) and requires a conditional use permit per Section 18-74 and Section 18-210 of the Vienna zoning code.

The existing vacancy space is approximately 2,600 square feet and is the former Sandy Spring Bank. The overall building footprint is approximately 5,400 SF. The balance of the building is occupied by Leslie's Pool Supplies. No outdoor facilities or exterior changes are being proposed other than exterior tenant signage by the tenant. The landlord will be improving the façade of the building to match the adjacent tenant. This hospital will primarily service the neighboring community providing a necessary service at a close and convenient location. The proposed location reduces transportation time for clients and provides a location to receive needed veterinarian care services at a convenient one-stop location.

Banfield Operations:

This Banfield Pet Hospital will operate 7:00am – 7:00pm, 7 days per week. An average of 20-25 pets are scheduled for appointments each day. Approximately half of these pets are dropped off by clients who return later in the day to pick them up. During peak times, there are a maximum of 6 to 8 staff / doctors and 4 to 7 clients in the hospital.

Site Work / Improvements:

A new 4' high black vinyl-coated chain link slat fence will be installed along the north side of the property to protect the existing creek from unwanted trash and debris. Banfield Pet Hospital will have dedicated trash and recycling containers located in the northeast corner of the site. Please reference the attached Site Plan for locations.



June 5th, 2019

DETAILED NARRATIVE FOR PROPOSED USE

Proposed Banfield Pet Hospital
414 Maple Avenue East
Vienna, Virginia 22180

Noise Control:

As previously mentioned, Banfield Pet Hospital does not provide long term boarding, overnight stays or outdoor dog runs. All functions are fully contained within the premises minimizing impact on adjacent tenants or properties. Any potential sound transmission from within the premises is mitigated by insulated demising walls providing acoustic separation between our space and adjacent tenants. Banfield Pet Hospital does not "walk" pets for pet safety reasons.

Pet and Medical Waste

Banfield will provide a "Oops" station outside the clinic which includes waste pick up bags and disposal. Banfield associates are required to pick up and dispose of any pet waste, whether it came from pets in our care or not—this is no different than any conscientious pet owners walking a pet in a public area. Please refer to the attached Pet Waste Management Plan and Site Plan for proposed location. An interior oops station is also provided in the lobby area for any pet accidents which may occur. Please refer to the interior floor plan for this location. Banfield disposes of medical waste via a third-party medical waste removal company that services disposal pickup once a week.

Sincerely,
Colliers Architecture, LLC.

A handwritten signature in black ink, appearing to read "Aaron Vorasane".

Aaron Vorasane
aaron.vorasane@colliers.com
952.897.7861

May 6th, 2019

Pet Waste Management Plan

Banfield Pet Hospital is applying for a Conditional Use Permit to open a location in Vienna, Virginia. We would like to present our “Pet Waste Management Plan” for reference in conjunction with this application. Herein we describe how we as an organization will ensure the safety and sanctity of the area with pet waste as a primary concern.

History of sustainable, environmentally friendly efforts

Banfield is a principles-based organization committed to partnership in each of our communities. We have consistently focused on improving and enhancing our processes and programs throughout our history to be more environmentally friendly including limiting packaging of supplies, electronic record sharing and more.

Waste management at all Banfield hospitals

All Banfield hospitals, including the one in Vienna, includes a “Oops” station (pictured to the right) inside and outside of the hospital. These include waste pick-up bags and a disposal. Our hospital team are then expected to patrol these stations and the surrounding parking lot for “left-behind waste” on a twice daily basis.

As you may know, Banfield has over 1,000 hospitals nationwide with these same policies regarding pet waste. The hospitals are often near food-related retail including restaurants and coffee shops where sanitation is critical. We can happily report that we have never experienced a sanitation issue thanks to compliance to this clean-up plan.

In addition, it’s important to note that our normal operations do not call for pet walking or waste outside of the hospital.



May 6th, 2019

Prevention is our mission

As you're probably aware, pet waste is often a carrier of diseases. Banfield Pet Hospitals are a preventative care practice, believing that educating our clients and the general public on preventing disease is the most effective course of action. Safe handling and proper disposal of waste is key to that education, so we can ensure that all our clients are hearing that message whether it's through signage on our "Oops" stations, client handouts on zoonotic disease or conversations with our veterinarians. We can assure you that through all these vehicles, we will ensure that our clients and our associates understand the importance of properly disposing of any and all waste – especially with water and greenspace near the site.

Our commitment to Vienna

We expect our associates to be good neighbors and dedicate time in all hospital trainings on these expectations. While our teams are not tasked with walking and ensuring pet bathroom breaks, they are responsible for keeping our hospital and the area around it clean through regular inspection and monitoring of our pet "Oops" stations in the parking lot and inside the hospital. This is an important component of preventing disease and bettering the communities we live and work in.



ADJACENT NEIGHBOR MAP
414 MAPLE AVENUE EAST
VIENNA, VA 22180



ADJACENT NEIGHBOR KEY:

1 <u>OWNER:</u> HAREFF LLC, 188 NW. SPANISH RIVER BLVD., SUITE 100 C/O KIN PROPERTIES INC. BOCA RATON, FL 33431 <u>TENANT:</u> LESUE'S POOL SUPPLIES 412 MAPLE AVENUE EAST VIENNA, VA 22180	6 <u>OWNER:</u> JDC VIENNA GARDEN, LLC 1945 OLD GALLOW'S ROAD SUITE 300 C/O ROSENTHAL PROPERTIES LLC VIENNA, VA 22182 <u>TENANTS:</u> POTBELLY SANDWICH SHOP 416 MAPLE AVENUE EAST VIENNA, VA 22180 ZOES KITCHEN 418 MAPLE AVENUE EAST VIENNA, VA 22180
2 <u>OWNER:</u> 410 MAPLE AVENUE LLC 4042 HUNT RD. FAIRFAX, VA 22032 <u>TENANT:</u> VIENNA GAS & AUTO CARE 410 MAPLE AVENUE EAST VIENNA, VA 22180	7 <u>OWNER:</u> DANIEL & DIANA ORLICH 107 EAST STREET NE. VIENNA VA 22180
3 <u>OWNER:</u> SATZMAN ALBERT TR PO BOX 54370 LEXINGTON, KY 40555 <u>TENANT:</u> WENDY'S 411 EAST MAPLE AVENUE WEST VIENNA, VA 22180	
4 <u>OWNER:</u> MAPLE AVE INVESTORS, LLC 1945 OLD GALLOW'S RD.SUITE 300 C/O ROSENTHAL PROPERTIES LLC VIENNA VA 22182 <u>TENANTS:</u> POSHI INC., 419 MAPLE AVENUE EAST VIENNA, VA 22180 APPLE FEDERAL CREDIT UNION 419A MAPLE AVENUE EAST VIENNA, VA 22180 SKORPIO'S MAGGIOS GREEK FAMILY RESTAURANT 421 MAPLE AVENUE EAST VIENNA, VA 22180 WESTWOOD QUALITY CLEANERS INC., 425 MAPLE AVENUE EAST VIENNA, VA 22180 7-ELEVEN 427 MAPLE AVENUE EAST VIENNA, VA 22180	
5 <u>OWNER:</u> VIENNA TRUST CO THE, UNITED VA BK 14TH FLR 919 E MAIN ST. 14TH FL. CARE S C GALLIENNE RICHMOND, VA 23219 <u>TENANT:</u> SUNTRUST BANK 515 MAPLE AVENUE EAST VIENNA, VA 22180	

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LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, LYING AN BEING IN THE TOWN OF VIENNA, COUNTY OF FAIRFAX, STATE OF VIRGINIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 17-A, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT OF SUBDIVISION ENTITLED "YOUNG PROPERTY," PREPARED BY ORLO C. PACIULLI, C.L.S, DATED NOVEMBER 21, 1966, AND RECORDED ON FEBRUARY 9, 1967, AS INSTRUMENT NUMBER 2972, AMONG THE LAND RECORDS OF THE COUNTY OF FAIRFAX, STATE OF VIRGINIA, AND SAID PLAT MADE A PART HEREOF, THE SAME AS IF SAID PLAT OF SUBDIVISION WERE AFFIXED HERETO.

TOGETHER WITH AND SUBJECT TO THE BENEFITS AND BURDENS CONTAINED IN AGREEMENT FOR RECIPROCAL PARKING AND DRIVEWAY RIGHTS RECORDED MARCH 13, 1967. AS INSTRUMENT NO 5410.

NOTES

1. THE PROPERTY DELINEATED HEREON IS ON THE TAX MAP AS PARCEL 0382 02 0017A AND IS ZONED C-1 (LOCAL COMMERCIAL).
2. OWNER : HAREFF LLC
185 NW SPANISH RIVER BLVD SUITE 100
C/O KIN PROPERTIES INC
BOCA RATON FL 33431
D.B. 21337, PG 1289, INSTRUMENT # 2010040232.001
3. LAND AREA = 32,755 SF
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
GAS IS NOT AVAILABLE
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
6. THE PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51059C0145E, EFFECTIVE DATE OF SEPTEMBER 17, 2010.
7. NORTH IS REFERENCED TO PLAT NORTH AS RECORDED IN DEED BOOK 2872 PAGE 49.

EASEMENT NOTES

3. DEED OF EASEMENT AND RIGHT OF WAY AGREEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED N DEED BOOK 2925 PAGE 653 AFFECTS OR PROPERTY AS SHOWN HEREON
4. SUBDIVISION PLAT RECORDED IN DEED BOOK 2863 AT PAGE 334.
5. EASEMENT FOR SANITARY SEWER TRUNK LINE RECORDED IN DEED BOOK 1600 AT AGE 571 AFFECTS OUR PROPERTY AS SHOWN HEREON.
6. EASEMENT FOR STORM DRAINAGE RECORDED IN DEED BOOK 2586 PAGE 64 AFFECTS OUR PROPERTY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO : HAREFF LLC, KIN PROPERTIES, INC., AND GLOBAL TITLE LLC (TITLE # 19-9163-VA) AS REVISED, AND ITS SUCCESSORS OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, ACSM AND NSPS IN 2016, AND INCLUDES ITEMS 1,2, 3, 4, 5, 6, 7(A), 7 (B-1), 7(C), 8, 9, 10, 11(a) (AS TO UTILITIES, SURFACE MATTERS ONLY) , 13, 16 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

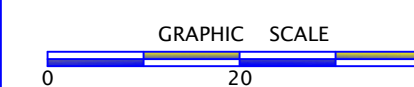
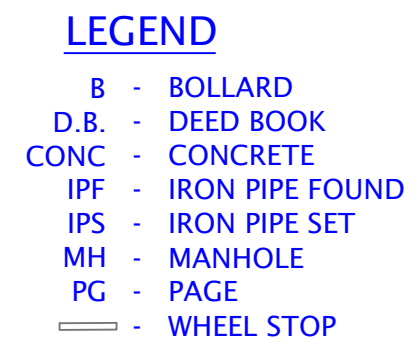


THOMAS G. LUTKE. L.S.

03/19/2019
THOMAS G. LUTKE
LICENSE NO. 3066
LAND SURVEYOR

PLAT
SHOWING HOUSE LOCATION ON
LOT 17-A
YOUNG PROPERTY
(DEED BOOK 2872, PAGE 49)
FAIRFAX COUNTY, VIRGINIA
TOWN OF VIENNA
SCALE: 1" = 20' MARCH 19, 2019

6655 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-688-4038
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM



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