

From: Stephen Kenney, Vice-Chairman Planning Commission  
To: Town of Vienna Board of Zoning Appeals  
Meeting Date: September 25, 2019  
Re: Renewal of Conditional Use Permit for Happy Younglings Family Daycare  
(108 Yeonas Circle SW) (PF-42-19 CUP)

### **Overview**

The applicant, Tania Giviani-Faris & Kambiz Faris, are proposing to renew their CUP to operate a family daycare in a residential zone (RS-10) located at 108 Yeonas Circle SW, with a maximum of ten (10) children under their care.

A few citizens appeared at the Planning Commission meeting regarding the proposed CUP. Of them one, the immediate next-door neighbor, raised several concerns about noise, parking, and traffic in the vicinity.

### **PC Action and Concerns**

The Commission voted 7-0 to recommend to the Board of Zoning Appeals for the renewal of the Conditional Use Permit for the family daycare with up to ten (10) children, located at 108 Yeonas Circle SW, in the RS-10 zone.

There was limited discussion among the commissioners about this project as most seemed comfortable with the proposed use and renewal. It seemed as though the adjacent neighbor was most annoyed by the lack of, or perceived lack of, communication from the operator. The PC suggested strongly that the applicant open more dialogue with their neighbor and attempt to alleviate as many of their remaining concerns as possible. On the noise issue the PC made some minor suggestions including to ask their patrons to limit their personal conversations to within the residence, and even trying to focus the children's play area to the portion of the yard furthest from the adjoining property. The neighbor did admit that the parking situation was less of a problem since the inception of the CUP.

Commissioner Miller made a motion that a recommendation be made in favor to the Board of Zoning Appeals for approval of renewal of a conditional use permit for a Family Day Home care for a maximum of ten (10) children at property located at 108 Yeonas Circle SE, in the RS-10, Single-family detached residential zone.

Motion: Miller

Second: McCullough

Vote: 7-0