

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Request for approval of a conditional use permit for the continued placement of one modular classroom at Louise Archer Elementary School, located at 324 Nutley Street NW, in the RS-12.5, Single-Family Detached Residential zone. Application filed by John C. McGranahan, Jr. of Hunton & Williams LLP on behalf of Fairfax County Public Schools, owner.

ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on July 20, 2016, for a requested conditional use permit per Section 18-211 of the Town of Vienna Code. 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:

Louise Archer Elementary School is located at 324 Nutley Street NW and includes 8.12 acres of land. On April 20, 2005, the Board of Zoning Appeals approved a conditional use permit for a modular classroom for a ten year time period, with an evaluation of the usefulness and overall condition of the modular classroom to occur at the end of the term.

The modular classroom is 66 feet by 180 feet for a total of 11,880 square feet and is located to the south of the main building. The modular classroom includes ten classrooms, restroom facilities, maintenance and storage space and helps alleviate overcrowding at the school. The applicant has indicated the life expectancy for the modular classroom is 25 years and that it is in good condition.

The conditional use permit for the modular classroom expired on April 20, 2015 and the applicant is requesting a conditional use permit be granted to approve the use of the modular classroom for an additional ten years. The applicant has indicated funding for renovating the school will be included in the 2021 School Bond Referendum and once renovations are complete the modular classroom and existing trailers will be removed.

The Planning Commission reviewed this item on June 22, 2016 and recommended the Board of Zoning Appeals approve the conditional use permit with the conditions that follow: the renewal period be limited to five years starting from the expiration date of the previous conditional use permit and that the applicant provide the Board of Zoning Appeals a maintenance schedule and plan of action for rodent control.

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

The Board voted 6-0 to approve the conditional use permit through July 20, 2020. The Board noted the applicant had clearly explained there was a continuing need for the modular classroom and questions concerning pest management and budget projections were adequately addressed. While it is in the Town's interest and desire to have a brick and mortar expansion done as soon as possible, it is also in the best interest of the Town and the families who attend Louise Archer Elementary School to allow the continued use of the modular classroom.

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA

Request for approval of a conditional use permit for the continued placement of one (1) modular classroom at Louise Archer Elementary School, located at 324 Nutley Street NW, in the RS-12.5, Single-Family Detached Residential zone. Application filed by John C. McGranahan, Jr. of Hunton & Williams LLP on behalf of Fairfax County Public Schools, owner.

One Board member did voice disappointment that the conditional use permit would not be valid for 10 years and felt it was unnecessary to have the applicant back in five years. However, the rest of the Board felt it was important to give the Town the opportunity to revisit the item.

IT IS, THEREFORE, ORDERED, this 26 day of July, 2016, that the application, as submitted by John C. McGranahan, Jr. of Hunton & Williams LLP on behalf of Fairfax County Public Schools, requesting approval of a conditional use permit for the continued placement of one modular classroom at Louise Archer Elementary School, located at 324 Nutley Street NW, in the RS-12.5, Single Family Detached Residential zone be granted.



Robert Petersen, Vice-Chairman
Board of Zoning Appeals
Town of Vienna, Virginia