



Project Overview

#508627

Project Title: Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC, Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180.

Application Type: Conditional Use Permit

Workflow: 2. Staff Review

Jurisdiction: Town of Vienna

State: VA

County: Fairfax

Project Contacts

Contact Information: Applicant

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Indicate which of the following additional project contacts are to be included on project correspondences.: Architect

Contact Information: Owner

Rory Caracciolo
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Contact Information: Architect

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Project Address

Project Address: 124 PARK ST SE

Town Limits: Address/Parcel

- 124 PARK ST SE: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 124 PARK ST SE: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 124 PARK ST SE: MIXED-USE

Resource Protection Area : Resource Protection Area

- 124 PARK ST SE: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 124 PARK ST SE: C-1

Windover Heights Historic District: Address/Parcel

- 124 PARK ST SE: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

Project Description: Consideration of a Conditional Use Permit for an animal hospital, located at Unit 100 at 124 Park Street SE, Vienna, VA 22180, in the C-1 Local Commercial zoning district. Application filed by project architect: Sergio Daniel Sur of Princeton Design PLLC, on behalf of project owner(s): Veterinary Surgical Centers Rehabilitation, LLC, with approval of property owner: Odos-Parko, LLC.

Business Name (DBA): Veterinary Surgical Centers

Business Hours: 7am-6pm Monday-Saturday (Sundays closed)

Rehabilitation, LLC, (Neurology Treatment and Imaging Center)

Type of Conditional Use Requested: Animal hospitals

Number of Proposed Employees: 12

Project Narrative:

Are you amending an existing conditional use permit?: No

Purpose:

This application is submitted for Consideration of a Conditional Use Permit for an animal hospital, located at Unit 100 at 124 Park Street SE, Vienna, VA 22180, in the C-1 Local Commercial zoning district. Application filed by project architect: Sergio Daniel Sur of Princeton Design PLLC, on behalf of project owner(s): Veterinary Surgical Centers Rehabilitation, LLC, with approval of property owner: Odos-Parko, LLC. The documents comprised within this application are intended to meet the requirements of the regulations set forth in Article 21. Conditional Use Permits, per Section 18-74 - Use permit required. and Section 18-210. P. for an animal hospital, and clearly illustrate all operations and details for the proposed project, to be formally titled Renovation and Alteration at Veterinary Surgical Centers Rehabilitation, LLC, Neurology Treatment and Imaging Center, Unit 100, 124 Park Street SE, Vienna, VA 22180.

Note: All exhibits, and attachments listed and referenced in this application shall also be included as separate, full-size attachments for review.

Building Information:

The subject site includes a two-story, brick masonry commercial building. The building, built in 1988, consists of approximately 16,794 square feet of floor area and currently consists of seven (7) separate tenant spaces, located on three floors (basement, first floor and second floor), referred to by different units or suite numbers. The subject tenant space is addressed Unit 100, 124 Park Street SE, Vienna, VA 22180, and consists of approximately 4,860 square feet of floor area and is the only tenant space located on the first floor of the building. The building fronts Park Street SE.

Odos-Parko, LLC, is the owner and landlord of certain condominium units within the building located at 124 Park Street SE, Vienna, Virginia. The building is part of the Park Professional Condominiums, created pursuant to that certain Declaration of Condominium recorded among the land records of Fairfax County in Book 6934 at Page 944 et seq. The common areas of the building are owned and maintained by Park Professional Condominium Association, Inc. as dictated by the Declaration and the by-laws for the Condominium.

Location and Zoning:

The building lot is zoned C-1 Local Commercial. It is surrounded by a mix of office and commercial uses. Commercial and retail businesses located to the South West and South East, are zoned C-1 Local Commercial and include businesses within the Park

Plaza Shopping Center (My Gym Vienna, Ledos Pizza, dance and performing arts businesses), and neighboring animal hospital The Hope Center. North West and North East of the subject site is zoned C-2 General Commercial and includes businesses within the Glyndon Plaza Shopping Center (Walgreens, AT&T, Chipotle, Petco, and other businesses), Potomac Appalachian Trail Club, and few other places of business. A portion of the Park Plaza Shopping Center located to the South East is zoned T Transitional and hosts other commercial offices.

These businesses are identified in exhibits: 4, 5, 8, 7. The current zoning map is identified in exhibit: 2.

Tenant History & Background:

In 2004, Dr. Anke Langenbach set out to redefine veterinary surgical care in the region by starting a small mobile surgery service that championed the highest standards of care and compassion. For several years, she and a small team of technicians traveled to local veterinary practices and performed on-site orthopedic and soft tissue surgeries.

That service has blossomed into a full-scale, independent practice to provide highly specialized veterinary services including surgery, physical rehabilitation, and pain management practice for domestic household pets. Collectively named Veterinary Surgical Centers (Veterinary Surgical Centers Rehabilitation, LLC), VSC is made up of three full-time locations (Vienna, Leesburg, and Winchester) each with a dedicated and passionate staff, including several board-certified surgeons and certified rehabilitation practitioners. VSC has built a loyal base among local primary veterinarians and pet owners, who entrust them to provide specialized care for their patients and pets.

In April 2013, Veterinary Surgical Centers Rehabilitation, LLC, (VSC) leased Unit B-100 (Lower Level) of the subject site, consisting of approximately 4,860 square feet, located at 124 Park Street, SE, Vienna, Virginia. This lease is signed and approved between VSC and building owner/landlord, Odos-Parko, LLC, as of April 10th, 2013 and is provided as Attachment: Existing Lease Unit B-100. VSC currently practices neurology, surgery, radiology, rehabilitation, and other specialized veterinary services in this unit. An application for a Conditional Use Permit (CUP) was submitted on behalf of VSC to the Town of Vienna and further ordered and approved by the Board of Zoning Appeals on March 22nd, 2013. The petitioner asserts that this approved CUP shall remain in effect and no modifications are being proposed for this existing CUP, as the services provided in this unit shall remain as existing. The order for the existing CUP, along with all application attachments and supporting documentation including order, documents and plans previously approved for this space is provided as Attachment: Existing BZA Order (2013).

Other Tenant Spaces:

Presently, there are seven (7) total tenant spaces within the building located at 124 Park Street, SE, Vienna, Virginia. These

suites are occupied as follows:

Veterinary Surgical Centers Rehabilitation, LLC, (VSC) occupies the basement space, made up of one single Suite totaling 4,860 square feet. Space is used for Surgery, Radiology, Rehabilitation, and Veterinary Services, ordered by CUP dated March 22nd, 2013.

Veterinary Surgical Centers Rehabilitation, LLC, (VSC) is proposing to occupy the first-floor space, made up of one single Suite totaling 4,860 square feet. This space shall be used for Neurology Treatment and Imaging Center as proposed in this CUP application.

The second floor of the building is split into five (5) separate tenant spaces, totaling 7,074 square feet. These suites are occupied by different tenants. Unit 200, 2,122 square feet, is occupied by Dr. George Papastergiou, DDS, PLC for General Dentistry. Unit 201, 1,033 square feet is occupied by Robert Mitchel III, CPA, PC for Mitco Asset Management. Unit 202, 1,110 square feet, is occupied by Vienna Hearing Center, Inc offices. Unit 203, 954 square feet, is occupied by Dr. Sree L. Gogineni, MD, for Capital Area Internal Medicine, Inc. Unit 205, 980 square feet is presently vacant and not occupied by a specific tenant. The second floor also has approximately 875 square feet of shared space in a common hallway. The buildings present occupants are also detailed below and shown in attachments: Current Building Tenant Key, Proposed Building Key Map, A1.1, A1.2, A1.3.

Project Description:

As of November 2020, Veterinary Surgical Centers Rehabilitation, LLC, (VSC) has initiated an intent to lease Unit 100 (First Floor) of the subject site, consisting of approximately 4,860 gross square feet of office space located at 124 Park Street, SE, Vienna, Virginia. This is the only tenant space located on the first floor of the subject site and access is through a main entryway as noted/shown on exhibits: 6, 7. And as illustrated by Attachment: Proposed Building Key Map.

This lease is drafted and proposed between VSC and building owner/landlord, Odos-Parko, LLC, and is provided as Attachment: Proposed Lease. This lease is not yet finalized and is contingent upon applicants approval of the proposed CUP to provide the intended services within this tenant space. VSC intends to provide neurology treatment and a new imaging center in support of the expansion of their specialized neurology practice in Unit 100. The proposed space is illustrated in exhibits: 6, 7. It is proposed to include an entry waiting room, reception area, several exam rooms, operating rooms, treatment areas, supporting staff and doctor offices, restrooms, and break rooms. The services to be provided in this tenant space shall be centered around VSCs Neurology Practice and proposed equipment includes a new CT and MRI machine to expand their specialized treatment offerings.

VSC intends to occupy a new leased space at the above referenced address to be utilized 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. P. of the Vienna zoning code. This project is proposing no change in any external dimension of the existing building, or the modification of any existing structures and will be interior alterations and renovations only.

The existing vacancy space in Unit 100 was formerly leased by the American Cancer Society of Northern Virginia. The overall building key, referencing different tenant spaces and common spaces shared by each floor level of the building is shown in Attachment: Proposed Building Key Map. No outdoor facilities or exterior changes are being proposed, and the space will not include any new exterior signage by the tenant. The only signage to be updated shall be in the interior lobby of the building and thus is not required for review and approval by the Board of Architectural Review (BAR). Applicant has provided details and photos of the subject site which show the buildings exterior facades and shared common entrances and parking areas, shown in exhibit: 3.

VSC Operations:

The business will operate Monday through Saturday, 7:00 am - 6:00 pm and will be closed on Sundays. Based on the growth of the practice, during peak times, there are estimated to be a maximum of twelve (12) employees in the hospital.

This is not an animal boarding facility and other than those few animals which may require additional post-operative IV fluid care, there will be no overnight boarding or animals kept overnight. All activities of the proposed veterinary surgical and imaging center will occur entirely within the building. There is no proposed use of the exterior site. There will be no new exterior runs, exercise yards, or other outside facilities. The site does currently have two (2) existing exterior pet waste disposal stations, as indicated in exhibit: 1 and further described in section Pet and Medical Waste Management section.

All services will be provided inside the building which will include a reception area in the front where animals will be checked in for regular visits or dropped off for scheduled surgery or scan service. Immediately adjacent to the reception-waiting area to the right side of the units are five examination rooms. The Treatment & Neurology Room and Imaging center are located on the left side of the unit towards the rear of the facility and includes separate rooms for surgery, operating, treatment & neurology, induction, and imaging center.

As required, project architect: Sergio Daniel Sur, AIA, NCARB, Virginia Registered Architect License #0401015710, shall design the facility to comply with the specific requirements of Article 11. - C-1 Local Commercial Zone Regulations and all other applicable regulatory rules for Fairfax County and other state and international building code requirements.

Parking Requirements:

The buildings original site plan called for sixty (60) required parking spaces, including three (3) handicap and one (1) loading space. In previously ordered CUP from 2013, parking calculations were provided and approved for fifty-nine (59) total required spaces, based on the buildings utilization of tenant space qualifying as hospital vs commercial area. Following this precedence and per Current Requirements referenced in Section 18-130, forty-three (43) parking spaces are required for the entire building. Parking tabulations have been provided with the breakdown of tenant spaces and the square footage in Attachment: Parking Requirement Calculations and Comparison.

The proposed project is not expected to negatively impact the parking situation at the building site and noted observations from tenants include the existing parking is not typically utilized entirely as-is. All current building tenants have also been informed of these details and signed approval and support for these conditions as provided in Attachments: Tenant Authorization Letters.

Site Work and Environmental Impacts:

VSC is proposing no new exterior work or site improvements and will utilize existing pet waste management stations as referenced on exhibit: 1 and further described in section Pet and Medical Waste Management section.

The applicant affirms that there are no adverse environmental impacts associated with the proposed use. Because of its location within an existing building for business for professional services, the use will not generate any new areas of land disturbance and does not encroach on any sensitive areas.

Noise Control:

As previously mentioned, VSC does not provide overnight or long-term boarding or exterior use areas. 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 soundproof insulation encapsulated within interior walls, this is intended to provide acoustic separation between the occupied space and the buildings other tenants, present and future. Additionally, the existing concrete slab at the first and second floor create a physical barrier against the potential noise transmission of the daily operations within the space. The inclusion of an acoustic drop ceiling grid and concealed space shall also offer further buffering of any potential noise transmission to lessen the impact of noise on any other tenant or floor occupant.

The buildings layout is currently illustrated in the exhibits: 6, 7. And as shown on Attachment: Proposed Building Key Map, the building has a main entrance on the first floor, with a shared elevator and stairs for all building tenants, as well as two side door entrances within the main lobby. As the proposed project is

to be the only tenant within the first floor of the building, there is estimated to be minimal impact for other building tenants for easement and access to their offices, which are located on the second floor. The lower level of the building, Unit B-100 is currently occupied by VSC, but the current use has not caused conflicts with other tenants and is not proposed to be changed from its existing operations.

Pet and Medical Waste Management:

VSC disposes of medical waste via a third-party medical waste removal company that services disposal pickup on a routine basis. Any interior waste or irregular accidents that occur within the buildings common areas shall be removed by tenant should the issue arise, and any future conflicts are expected to be mitigated between the tenant and building owner when they may occur. Normal (non-medical or animal related) waste is put in the trash and disposed of in the existing exterior dumpster outside of the building as dictated by the property owner and buildings condo association regulations.

There are two (2) existing pet waste stations located on the exterior of the building within the proposed site which are intended to be utilized exactly as-is. These stations include pet waste pick up bags and disposal bins. These waste stations are not greatly used in the current operations and are not expected to be greatly increased by the inclusion of the use associated with the new proposed space. See exhibit: 1, for exterior photographs and locations of these existing waste stations.

Satisfaction of Criteria for Approval:

The applicants respectfully submit the proposed project application shall meet and satisfy all criteria for a conditional use permit as outlined in Article 21, per Section 18-74 and Section 18-210. P. for an animal hospital.

Sec. 18-209. - Use permit subject to certain conditions.

- (1) Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- (2) Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- (3) Will be in accord with the purposes of the Towns master plan.

The applicant submits that the proposed projects planned use, a Neurology Practice and Imaging Center shall be compatible with the other businesses in the vicinity and in the Town of Vienna as whole and submits it shall meet the conditions as outlined above and be acceptable to the Board of Zoning Appeals, neighboring tenants, and benefit residents and the community by generating new business activity and shall be suitable for the Towns goals.

Other details to be considered by the BZA in its order of this application shall be noted:

The proposed modification will provide adequately for current ADA Standards (Americans with Disabilities Act) for inclusion and accessibility for all individuals.

The renovation will not change the noise level of the existing facility. The use of the proposed modification will remain substantially the same as the current use which is business for professional services.

The proposed modification will not generate any additional glare or light visible to the adjoining properties; and will require no new exterior signage.

The proposed modification will have no effect on the structural capacities of the soils or of the building itself.

The proposed modification will not generate odors which will negatively impact adjacent areas or other disruptions.

The proposed modification will not increase vehicular traffic or the numbers of people using this facility. The building has adequate parking available per previously approved CUP for buildings tenant spaces and per Section 18-130, calculated parking requirements are not expected to negatively impact parking.

The proposed modification will replace all the lighting systems for LED where the first floor will be improved according to Energy Code.

The proposed project does not modify the exterior of the existing building and shall modify the interior tenant space only.

Conclusion:

Based on the provided information, exhibits and other documentation for the referenced project, the applicants request the Board of Zoning Appeals (BZA) order in approval of this application for a Conditional Use Permit. The applicants shall submit to answer any questions and supply any additional information as requested by the Zoning Administrator or the BZA in consideration of this applications approval and will follow outlined steps, including payment of all fees as outlined to proceed with the project after this application is ordered.

Thank you for your time and consideration.

Respectfully Submitted,

Sergio Daniel Sur, AIA, NCARB

Princeton Design PLLC // The Princeton Companies

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