



July 15, 2021

*Revised August 10, 2021*

Town of Vienna Department of Planning and Zoning  
127 Center Street  
Vienna VA 22180

**Re: Conditional Use Permit Application  
Narrative and Justification for  
Vienna Assembly of God Church  
100 Ayr Hill Avenue  
Vienna VA**

The Vienna Assembly of God Church is proposing to use part of their existing church building at 100 Ayr Hill Avenue NE for a child care facility, to occur on the basement level and first level of the church building. Initially, the day care center will serve 30 children, but future expansion of the day care center to 63 children being is requested now for approval in this Conditional Use Permit, so that the church does not have to obtain another Conditional Use Permit for this use in the future.

Justification statement

Allowing the church to have a child care facility in their existing building is beneficial in three ways. First and most importantly, it will provide much-needed child care services to the families that live in the Town of Vienna. Second, it allows an existing building that is generally not used during the week to be used, without requiring construction of a new building. Third, it provides this small and historic church in the Town of Vienna with added income. The Vienna Assembly of God Church has been part of the Vienna community since 1944.

Child care centers are generally a desired and acceptable use in residential zones, and this property is at the edge of a residential zone, abutting a commercial zone. The existing property has a large parking lot with drive aisles that can easily handle drop-off and pick-up of children without impacting the surrounding streets.

General Information about the existing property:

The property has split zoning; it is RS-10 on the Center Street side and CM on the Dominion Road side. North of the church on Center Street is the church parsonage and residential buildings (townhouses). North of the church on the Dominion Road side are business uses. The church building itself is on the RS-10 zone side, while the parking lot is in the CM zone. The playground is

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between the church building and the parsonage, which minimizes noise to the residential zone to the north and west.

The property slopes down from west to east. On the west, the second floor is at grade, then the grade slopes down past the first floor such that the basement level is only a couple feet below grade on the east side. This allows the basement to have full height double hung windows facing the parking lot to the east.

Proposed use: Child Care Facility for Ages 31 months (over 2-1/2 years) of age and older, with no upper limit on age

|                     | <u>Current Need</u> | <u>Future Expansion Need</u> |
|---------------------|---------------------|------------------------------|
| Number of children: | 30                  | 63                           |
| Staff               | 8                   | 18                           |
| Number of rooms:    | 5 rooms             | 10 rooms                     |
| Hours of Operation: | 8:00 AM to 6:00 PM. | 8:00 AM to 6:00 PM           |
| Operator:           | The Classroom LLC   | Same, or To Be Determined    |

Parking requirements:

The Town of Vienna Zoning Ordinance Sec. 18-130 requires "one space per room used for care facility plus 1 space per 500 gross floor area of building." The gross area of the basement level is 2,613 sf. The gross area on the basement level plus the first floor is 7,749 sf.

Parking Tabulation:

|                            | <u>Current Need</u> | <u>Future Expansion Need</u>                |
|----------------------------|---------------------|---|
| One space per room:        | 5 spaces            | 10 spaces                                   |
| 2,613 sf x 1 space/500 sf  | <u>6 spaces</u>     | 7,749 sf x 1 spaces/500 sf <u>16 spaces</u> |
| Total Required Parking     | 11 spaces           | 26 spaces                                   |
| Existing available spaces: | 42 spaces           | 42 spaces                                   |

The required number of spaces will be designated for day care use in each case. The existing parking lot can already accommodate the future expansion need.

On-site traffic flow:

Refer to the site plan for on-site traffic flow. Incoming traffic will enter the site at the driveway nearest the Dominion Road/Ayr Hill Avenue intersection, queue up in the aisles of the parking lot, and drop off or pick up children at the lower level entrance door facing the parking lot. From there, traffic can leave out the same entrance, or may exit the property via the driveway on Center Street.



Playground:

The child care facility will use the church's existing playground, which is between the existing church and the existing parsonage. It is sized for 21 children, so multiple "recess" sessions will be utilized.

Building Use Group:

The existing church building is currently permitted as an A3 "Assembly" use. Concurrent with this Application for a Conditional Use Permit, we have submitted the same drawings to Fairfax County to obtain a Building Permit to ADD the "E-Educational" use to the permitted uses of the building. This will allow the child care center to occupy the building. The Building Permit adding the "E" use group was approved by Fairfax County on July 26, 2021.

We trust this information is complete such that the Planning Commission can recommend approval of the Conditional Use Permit to the Board of Zoning Appeals.

Please contact me directly with any questions or if you need additional information. My direct line is 703-556-0700 x229; and my email address is [jrecny@hlrarchitects.com](mailto:jrecny@hlrarchitects.com).

Sincerely,

John J. Recny, RA, NCARB  
Principal/Architect

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