



Legislation Text

File #: PCWS22-119, **Version:** 1

Subject:

WORK SESSION ON PROPOSED AMENDMENTS TO CONDITIONAL USE PERMIT FOR GREEN HEDGES SCHOOL, LOCATED AT 415 WINDOVER AVENUE NW IN THE RS-12.5 SINGLE-FAMILY DETACHED RESIDENTIAL ZONING DISTRICT, RELATED TO CHANGES TO SCHOOL SITE WITH POTENTIAL NEW BUILDINGS AND EXPANSION OF EXISTING BUILDINGS

BACKGROUND SUMMARY:

The Green Hedges School parcel is situated in northwest Vienna on 187,268 square feet (4.3 acres) of land that adjoins Windover Avenue, NW, and includes a number of parcels formerly used as single-family residences. The main property is zoned RS-12.5 in Windover Heights. The existing facility is comprised of several buildings: the administrative center or Kilmer House, the Rice Arts Center, an educational garden, and the School, or Kilmer Hall, itself. Parking for 54 vehicles was approved as a part of the 2007 site plan, however, only 48 spaces are existing on ground, with two spaces included with the educational garden approved in 2017.

The subject property is completely surrounded by single-family residential dwellings with RS-12.5 zoning, save and except a 190-foot portion of the Vienna Commons townhouse development which is zoned RTH, situated on the southwest side of Nutley Street, NW, directly opposite of the existing entrance driveway into the private school.

Currently, the school is allowed to enroll up to 190 students (per its 1985 request) and employee up to 42 full-time employees (per its 2017 request). Below is a full timeline of Town approvals related to the Green Hedges School. Staff has also included a collection of aerials of the site from 1937 to 2021.

Timeline of Town Approvals

- August 24, 1964
 - Request - New addition for school
 - Action - Approved with restrictions for adequate off-street parking, and horseshoe drive (enrollment at 80)
- May 17, 1978
 - Request - Increase enrollment from 80 to 120 students
 - Action - Approved with restrictions for parking lot screening and addition of speed humps on entrance to Nutley Street NW
- June 17, 1981
 - Request - Use of 427 Windover Avenue NW for additional classroom and storage space

- Action - Approved for ages 8 through 14 and for storage purposes
- May 15, 1985
 - Request - Multi-purpose room to rear of 415 Windover Avenue NW
 - Action - Approved with construction completed by May 1987 and increase enrollment from 120 to 190 students
- July 17, 1986
 - Request - Clarification on condition
 - Action - Condition clarified to state “construction from May 15, 1985 to be underway by May 1987, Certificate of Occupancy issued March 2, 1988
- May 22, 1996 through December 15, 1997
 - Request - Green Hedges presents master plan for a classroom addition along with certain parking lot and driveway improvements
 - Action - Original master plan is withdrawn after neighborhood opposition and 4-4 tie on motion by Planning Commission on June 26, 1996. Revised plan provides space for 4,108 square feet of new classroom space and the former Kilmer home is brought into the plan. PC recommends approval of the CUP and site plan modification on December 9, 1997; Mayor and Town Council approve same on December 15, 1997.
- November 3, 1997
 - Request - consolidation plat approval
 - Action - The Mayor decides not to sign consolidation plat (administrative action) and asks that Town Council approve the plat before his approval. This action occurs prior to consideration of site plan modification and CUP requests.
- September 20, 2000
 - Request - Athletic field (6,750 square feet) along SE property line
 - Action - Planning Commission recommended approval on August 23, 2000; Board of Zoning Appeals approved on September 20, 2000
- March 21, 2007
 - Request - Underground recreational facility and other improvements
 - Action - Planning Commission recommended approval on February 28, 2007; Board of Zoning Appeals approved on March 22, 2007
- March 15, 2017
 - Request - Incorporate newly acquired single-family residential lot into site for an educational garden and additional parking spaces and increase number of allowed full-time employees from 37 to 42 FTE
 - Action - Planning Commission recommend approval on February 22, 2017; Board of Zoning Appeals approved on March 15, 2017

OVERVIEW:

Green Hedges School wishes to discuss amending its conditional use permit for additional improvements to the school site, including the addition of a new gymnasium, a new athletic field, new playgrounds, the demolition of several smaller buildings, including the residential house currently located along Nutley Street NW near the Nutley Street driveway entrance, and the modernization of Kilmer Hall. A concept plan for proposed improvements is included. An existing conditions plan is also

included and highlights the buildings proposed to be demolished.

The applicant is also proposing to potentially include a residential property recently acquired (206 Lewis Street NW) into the application. The proposal does not include the previously approved underground recreational facility, which has not been built.