



## Memorandum

To: Vienna Board of Zoning Appeals  
From: Matthew Glassman, Chair of the Planning Commission *mg*  
Meeting Date: June 18, 2025  
Re: Proposed Conditional Use Permit for Specialized Instruction at 419-B Maple Avenue East

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### Overview

This memorandum pertains to the request for a Conditional Use Permit for Specialized Instruction at 419-B Maple Avenue East. If approved, the applicant, David Dilly of Future Innovators of Vienna, plans to operate a summer camp to complement the activities at his business, iCode, located next door at 419-A Maple Avenue East. The subject property is located within the Avenue East zoning district and, per the Town of Vienna Comprehensive Plan 2015 Update, has a Future Land Use designation of Mixed-Use. Both the Zoning Ordinance and the Comprehensive Plan would support Specialized Instruction in this location.

At our May 28, 2025, meeting, Planning Commissioners reviewed the application, applicable Zoning Ordinance regulations, and staff analysis to determine if a Conditional Use Permit for Specialized Instruction is appropriate at this site. As the shopping center in which 419-B Maple Avenue East is located has sufficient parking for its instructors but not for camp participants, Planning Commissioners asked the applicant to clarify how morning drop-offs and afternoon pick-ups would be managed, and to provide information about any shared parking agreements with neighboring properties that are being pursued or could be pursued. The applicant also confirmed the proposed days and hours of operation, as well as the age range of camp participants.

### PC Recommendation

The Planning Commission made a motion to recommend that the Board of Zoning Appeals approve the Conditional Use permit for Specialized Instruction at 419-B Maple Avenue East subject to the following conditions:

- Operating hours are limited to 8 AM-6 PM.
  - Maximum occupancy of 24 students at one time.
  - No outdoor drone operation permitted.
  - Shared parking agreement must be finalized and submitted to the Town before the issuance of a Certificate of Occupancy.
  - Operations are allowed five days per week, Monday through Friday.
  - Participants are restricted to ages 15 and under.
  - Summer is defined by the Fairfax County school year.
  - Instructors will park the rear of the building.
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Motion: Commissioner Miller

2nd: Commissioner Noble

Roll Call Vote: 5-0

(Commissioner Aimone was absent and Commissioner Kenney recused himself from the vote.)

Matthew Glassman, Chair	Aye
Douglas Noble, Vice Chair	Aye
Deepa Chakrapani	Aye
David Miller	Aye
Jessica Plowgian	Aye