

Conditional Use Permit Narrative
International School of Arts (DBA New York School of Arts)
421 Church St, Suite G, Vienna, VA

A. Description of Proposed Use

International School of Arts (DBA New York School of Arts) proposes the partial relocation of its existing art education program from 320 Maple Ave E, Suite E to 421 Church St, Suite G, Vienna, VA. The organization will continue operating its primary location at 320 Maple Ave E, Suite D.

This request represents a continuation of an established educational program that has operated in the Town of Vienna since 2018. The relocation is necessitated by the expiration of the current lease and does not represent an expansion in intensity or scale of operations.

The proposed use is classified as **Specialized Instruction** in accordance with Sec. 18-345.

The program provides visual arts instruction for K-12 students, including drawing, painting, and portfolio development. Instruction is delivered in small classes of up to five students, with typically one to two classes operating simultaneously, resulting in a maximum on-site population of approximately 10 students at any given time.

No ancillary or secondary uses are proposed. All activities are educational in nature and occur entirely within the enclosed tenant space.

B. Potential Impacts and Mitigation Measures

i. Noise

a. **Anticipated Noise Levels:**

Noise generated by the proposed use is minimal and limited to normal classroom conversation and instructional activity within an enclosed commercial space.

b. **Compliance with Town Code:**

All anticipated noise levels will comply with the Town of Vienna Noise Ordinance, as activities are consistent with standard indoor educational uses.

c. **Noise Control Measures:**

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- All instruction occurs indoors within a fully enclosed suite.
- No outdoor activities, amplified sound, or mechanical equipment generating significant noise are proposed.
- Student arrival and dismissal will be managed in an orderly manner to minimize noise from patrons.

ii. Odors

The proposed use does not generate significant odors. Art materials used (e.g., pencils, water-based paints) are non-toxic and commonly used in educational settings.

Control Measures:

- Use of low-odor, non-toxic materials.
- Standard indoor ventilation within the commercial building.

iii. Trash and Litter

a. **Type and Volume:**

Trash generation is minimal and consists primarily of paper, art supplies, and typical classroom waste.

b. **Collection Frequency:**

Trash will be disposed of through the building's existing waste management system and collection schedule.

c. **Litter Prevention:**

- All waste will be contained within the tenant space until properly disposed of.
- Students are supervised at all times, preventing littering on-site or in surrounding areas.

iv. Loading/Unloading

a. **Facilities:**

No dedicated loading facilities are required for this use. Deliveries (e.g., art supplies) are infrequent and handled through standard commercial access points.

b. **Hours and Frequency:**

- Deliveries occur occasionally during regular business hours.
- No recurring or high-volume loading activity is expected.

v. Parking and Stacking

a. **Parking Availability:**

The site provides adequate off-street parking within the existing commercial parking lot to accommodate staff and student drop-off/pick-up.

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Given the small class sizes (maximum ~10 students on-site) and staggered scheduling, parking demand remains low and consistent with prior operations.

b. **Stacking and Circulation:**

- No drive-through or stacking lanes are proposed or required.
- Student drop-off and pick-up will occur efficiently within designated parking areas without impacting internal circulation or public right-of-way.

vi. Use Capacity

a. **Users:**

- Maximum of approximately 10 students on-site at any given time, supervised by up to 2 instructors.

b. **Employees:**

- Typically 1–2 instructors present during operating hours.
- No additional staff is anticipated.

vii. Hours of Operation

- Monday – Friday: 3:30 PM – 7:30 PM
- Saturday: 9:00 AM – 2:00 PM

These hours align with after-school and weekend programming and are compatible with surrounding commercial uses.

viii. Site Plan

The proposed use will occupy an existing commercial tenant space previously used as an art studio (ARTISTRY 27 STUDIO), including sewing instruction. No major renovations are required.

A site plan demonstrating compliance with § 18-836 will be submitted as required, or an approved site plan will be referenced, confirming:

- Adequate parking
- Safe access and circulation
- Compliance with zoning requirements

ix. Additional Compliance

- The proposed use complies with **Specialized Instruction (Sec. 18-345)** zoning provisions.
- The use is consistent with prior occupancy of the space as an art studio.
- Only minor cosmetic improvements (e.g., repainting) are proposed.

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- The operation maintains a low-intensity, community-oriented educational use compatible with surrounding commercial properties.

Conclusion

This application represents the continuation and partial relocation of a long-standing, community-serving art educational program within the Town of Vienna. Since 2018, New York School of Arts has contributed positively to the community by providing high-quality visual arts education.

The proposed use is:

- Low-impact in nature
- Fully compatible with surrounding uses
- Supported by adequate infrastructure (parking, access, and facilities)
- Consistent with Town zoning and prior site use

The school remains committed to maintaining small class sizes, safe operations, and high-quality instruction while continuing to serve Vienna residents.