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Memorandum

To: Board of Zoning Appeals
From: Jessica Plowgian, Chair of the Planning Commission *JDP*
Meeting Date: June 26, 2024
Re: Conditional Use Permit for Private Indoor Recreation Facility at 303C Mill St NE

Overview

The applicant is seeking a Conditional Use Permit (CUP) for a Private Indoor Recreation Facility at 303C Mill Street NE, in the Mill District, described as tax map parcel 0382 02 0063. She is requesting to operate a dancehall for Argentine Tango on one Saturday evening a month and one Thursday evening a week from the hours of 8:00 pm to 11:00 pm. The applicant believes this use would promote local tourism and enhance the cultural and art offerings in Town.

The applicant currently operates a photography studio in this space and will continue to do so even if this CUP is approved.

One resident, who lives on Park Street, attended the meeting. He asked several questions about the CUP process and current code provisions pertaining to noise. He noted that he and other neighbors appreciate the level of communication from the applicant.

PC Discussion and Concerns

PC members discussed the nature of the business and the typical size of these events. The applicant anticipates approximately 50 attendees for each event, based on her experience with similar dancehalls in the area. In addition, there would be a maximum of six staff members in attendance. While the applicant does not anticipate requiring guests to preregister for these events, she noted that the size of the dance floor limits the amount of people who would be in attendance.

PC members discussed the location of the facility and the applicant's noise mitigation efforts. The applicant has been using the sound system to test for sound leakage and has installed soundproofing accordingly. In addition, we discussed the parking available on site and in the immediate area. Staff is continuing to evaluate the requirements for parking for this proposed use. The applicant noted that people tend to carpool to these

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events and the staff in attendance would primarily be family members, who would also carpool. She further stated that she has reached out to neighboring businesses to attempt to discuss a shared parking agreement. The hours of operation for this use would be after the operating hours of many neighboring businesses. PC members noted that adequacy of the parking would need to be confirmed by Staff before a Certificate of Occupancy could be issued.

PC members voiced support for having this type of use in the Mill Street area and appreciated applicant's intent to foster a sense of community and enhance cultural offerings in Vienna.

PC Recommendation

The PC made a motion to recommend that the Board of Zoning Appeals approve a Conditional Use Permit for a private indoor recreation facility at 303C Mill Street NE, in the Mill District, described as tax map parcel 0382 02 0063, with the following conditions:

- The CUP is for operation on one weekend day a month and one weekday per week; and
- The parking arrangement for this use must be worked out with Town staff prior to the issuance of a Certificate of Occupancy.

Motion: Commissioner Stephen Kenney

2nd: Commissioner Douglas Noble

Roll Call Vote: 6-0 (Commissioner Matthew Glassman was absent)

Jessica Plowgian, Chair	Aye
Keith Aimone	Aye
Deepa Chakrapani	Aye
Stephen Kenney	Aye
David Miller	Aye
Douglas Noble	Aye