

Cover Sheet

Project Name: Manita Music Center

Project Address: 354 Maple Ave W, Vienna, VA 22180

Applicant: Anahita Khorsandi

Owner: PBK Properties LLC - Joe Berry

Zoning: AW Avenue West

Total Area: 4,711 sq. ft.

Parking Spaces: 21 dedicated spaces

Permit Details

Permit Type: Conditional Use Permit & Commercial Certificate of Occupancy

Business Type: Private One-on-One Music Lessons & Piano Sales

Operating Hours: Monday - Saturday, 11:00 AM - 8:00 PM

Expected Maximum Occupancy: 10-12 persons at the same time

Uploaded Documents

1. 001_Coversheet.pdf
2. 003_Zoning Compliance Plan.pdf
3. 009_FirstFlrplan.pdf
4. 009_SecondFlrPlan
5. 010_ExteriorView.pdf
6. 011_InteriorView.pdf
7. 009_SitePlan.pdf

Notes

- No structural modifications or improvements will be made.
- The business will operate within the existing commercial space.
- Noise, traffic, and environmental impacts have been considered and will be minimal.

Manita Music Center
354 Maple Ave W
Vienna, VA 22180

Conditional Use Permit Manita Music School (former name Ava Music School)

To whom it may concern

A. Manita Music Center is a private music lessons and retail piano sales business. Our primary focus is on providing one-on-one private music lessons and the sale of pianos. These lessons serve as an educational part offering customers the opportunity to learn and develop their musical skills.

B. Our plans to control any potential impacts of the proposed use on the nearby community.

Noise

a. Noise levels anticipated from all uses and equipment:

- All piano lessons are private (one-on-one), conducted indoors, and do not generate excessive noise.
- The rooms are acoustically treated to prevent any noise disturbances.

b. Statement on compliance with town noise regulations:

- Noise levels will fully comply with the Town of Vienna noise ordinance.
- No outdoor speakers or amplifiers will be used.

c. Plans to control anticipated noise levels, including noise from patrons or visitors:

- Piano instruction is one-on-one and scheduled by appointment, ensuring a controlled environment.
- All lessons take place within an enclosed and acoustically treated space.

Odors

- There are no odors generated from this business.
- No food preparation, chemicals, or hazardous materials are used.

Trash & Litter Management

a. The type and volume of trash and garbage the proposed use will generate:

- Manita Music Center generates minimal waste, primarily consisting of office supplies, paper, and packaging materials.
 - There are no hazardous materials, excessive waste, or special disposal requirements.
- b. The planned frequency of trash collection:
- Trash will be collected according to the Town of Vienna's commercial waste collection schedule (weekly).
 - Additional pickups can be scheduled if necessary.
- c. Planned methods to prevent littering on the property, streets, and nearby properties:
- All trash will be disposed of in designated commercial bins to prevent littering.
 - Regular maintenance will ensure the property remains clean at all times.
 - Employees and contractors will be instructed to follow proper waste disposal procedures.

Loading/Unloading

- a. Availability and adequacy of off-street loading facilities:
- The location has a dedicated and spacious entrance for loading/unloading without interfering with pedestrian or vehicle traffic.
 - All piano deliveries are scheduled outside peak hours to ensure smooth operations.
- b. Hours and frequency of off-street loading:
- There will be no off street loading or unloading
 - No daily commercial deliveries or freight unloading.

Parking & Traffic

- A. There are 21 dedicated parking spaces available for customers and students.
- Since lessons are one-on-one and by appointment, there is no congestion or traffic issues.
 - Drop-off and pick-up will be smooth due to the large, well-organized parking area.

B. Plan showing the geometric design of stacking aisle and number of stacking spaces provided:

- The parking lot is independent and commercial, with a spacious entrance and exit designed for smooth vehicle circulation.

- The lot has clear designated parking spaces, with ample room for cars to enter, park, and leave without congestion.
- Since our business operates on an appointment-only basis, there is no stacking of vehicles or overflow into public roads

Use Capacity

- The estimated number of patrons, visitors, clients, pupils, and other such users:
 - A maximum of one student at a time is present for lessons. There will be 5 lessons maximum at the same time, since its one-on-one lessons the maximum number of people would be 10-12 including instructors.
 - Piano sales are by appointment only, reducing foot traffic.
- The proposed number of employees, staff, and other personnel:
 - No employees – only independent contractors working by appointment. We currently have 4 contractors so total of 6 people working there including owners.

Hours of Operation

- Operating hours: Monday - Saturday, 11:00 AM - 8:00 PM.
- No late-night operations or after-hours activities.

Compliance with Zoning & City Regulations

- The location is fully commercial and aligns with zoning requirements.
- No structural modifications, demolitions, or renovations required.
- We are committed to following all city regulations to ensure a smooth and compliant operation.

Request for Expedited Review

We kindly request an expedited review due to our financial obligations of \$12,000 per month in rent. Given that our business model aligns perfectly with zoning requirements, has no environmental or traffic impact, and requires no structural modifications, we respectfully ask that this application be prioritized for a fast approval.

Best Regards
Manita Music Center