



TOWN OF
VIENNA
since 1890

Conditional Use Permit

GeoCivix, LLC

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Project Overview

#1314844

Project Title: 303-C Mill St NE - Abrazo - CUP

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 1. Application Completeness Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Melody Yazdani

Melody Yazdani Studios LLC

144 Church St NW, Suite #200

Vienna, VA 22180

P:7034898934

myazdani@melodyyazdani.com

Contact Information: Owner

Billy Weber

303c Mill St.

Vienna, VA 22181

P:7039199573

billyweber1@gmail.com

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Address

Project Address: 303 MILL ST NE

Suite: C

Parcel (PIN): Address/Parcel

- 303 MILL ST NE: 0382 02 0063

Town Limits: Address/Parcel

- 303 MILL ST NE: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 303 MILL ST NE: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 303 MILL ST NE: INDUSTRIAL

Resource Protection Area : Resource Protection Area

- 303 MILL ST NE: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 303 MILL ST NE: CM

Windover Heights Historic District: Address/Parcel

- 303 MILL ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

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Proposal Summary: We propose the establishment of a dancehall, a private indoor recreation space, at 303C Mill St NE, Vienna, specifically tailored for Argentine Tango. Tango is a social dance steeped in rich cultural heritage. This facility is intended to serve in the use of "indoor private recreation," focusing on the traditional and community-oriented aspects of tango dancing.

Recreational Focus: Contrary to the common misperception of Argentine Tango as a performance art, our dancehall will emphasize the dance's original purpose as a social interaction. Argentine Tango began in the 19th century in Buenos Aires and has evolved into a global cultural phenomenon that values connection, community, and mutual respect among participants. Tango is fundamentally a

social dance, enjoyed in dancehalls around the world where people gather not to perform, but to participate. It is danced at milongasocial events dedicated to tango dancing where etiquette, known as 'Codigos', plays a crucial role in maintaining the flow and harmony on the dance floor. Dancers engage in a 'Tanda'a set of three to four songsfollowed by a 'Cortina', a short musical break allowing partners to change. This format highlights the social interaction and community-building aspect of the dance, rather than performance.

Trade Name of Business (DBA): Abrazo

Business Hours: 8PM-11PM monthly on Saturday, and weekly on Thursday from 8PM-11PM

Type of Conditional Use Requested: Indoor Private Recreation - Dancehall

Number of Proposed Employees: 2

Project Narrative:

Are you amending an existing conditional use permit?: No

As part of our proposal to establish a dancehall at 303C Mill St NE, Vienna, specifically tailored for hosting Argentine Tango milongas, we wish to clarify the operational setup and minimal infrastructure requirements of our space. Our goal is to utilize the existing space efficiently while respecting the integrity and aesthetic of the surrounding area.

Use of Existing Space: The proposed location for our dancehall currently stands as a well-maintained warehouse space that meets all the necessary safety and accessibility standards required for public gatherings. To transform this venue into a suitable environment for our dance events, we plan to introduce a high-quality, portable dance floor. This floor can be easily installed and removed for each event, ensuring that the space remains versatile and adaptable to various uses without the need for permanent alterations.

Advantages of a Portable Dance Floor: Using a portable dance floor offers several advantages:

1. **Flexibility:** The floor can be laid down and removed as needed, which allows the space to be used for other activities when not hosting milongas.
2. **Cost-Efficiency:** This approach avoids the high costs associated with permanent structural renovations. It also minimizes maintenance expenses since the dance floor can be stored safely when not in use.
3. **Preservation of Space:** By utilizing a temporary setup, we ensure that the structural integrity and layout of the warehouse are preserved. This is crucial in maintaining the buildings eligibility for other uses per zoning regulations and future needs.

Minimal Impact on the Venue: The use of a portable dance floor and existing infrastructure ensures that our operations have minimal physical impact on the property. We are committed to maintaining the space in its current state, respecting both the property's aesthetic and the broader architectural harmony of the neighborhood. This approach aligns with sustainable practices by reducing the need for new materials and construction, further emphasizing our commitment to being a responsible and

environmentally conscious community member.

Conclusion: Our proposal to use the existing warehouse space with the addition of a portable dance floor for Argentine Tango milongas represents a practical, economical, and considerate use of resources. This setup not only supports the cultural and social objectives of our dancehall but also ensures that the impact on the physical site and the surrounding area is kept to a minimum. We believe this plan demonstrates our dedication to both enhancing community life through cultural engagement and preserving the integrity of our local environment.



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

I am the property owner

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Conditional Use Permits - Indoor Private Recreation & Specialized Instruction

at the following address: 303C Mill St. NE, Vienna VA 22180

Applicant Name (fill out if owner is not applicant): Melody Yazdani

Signature of Applicant: *Melody Yazdani* Date: 4/17/2024

Property Owner's Name: Billy Weber

Signature of Property Owner: *Billy Weber* Date: 4/17/2024