



Memorandum

To: Vienna Town Council
From: Matthew Glassman, Chair of the Planning Commission *mg*
Meeting Date: April 9, 2025
Re: Recommendation for Approval – Conditional Use Permit for Specialized Instruction for Manita Music Center, 354 Maple Ave W

At its regularly scheduled meeting on April 9, 2025, the Planning Commission considered a request for recommendation to the Board of Zoning Appeals in support of a conditional use permit for specialized instruction at 354 Maple Avenue West (Tax Map Parcel 0383 02 0149) for the business known as Manita Music Center.

The applicant, who has operated a piano sales and music instruction business in Vienna since 2020, is relocating to a new space within the Avenue West zoning district. The second floor of the new location will house music instruction rooms, while the first floor will be used for retail piano sales. Although there is no proposed change to the business operations, the zoning ordinance now requires a conditional use permit for specialized instruction at the new location.

Staff presented the application and confirmed that the proposed use is consistent with the zoning district and meets the standards outlined in Article 3 of the zoning ordinance. The applicant also addressed the Commission and responded to questions related to recital space (none proposed at this location) and building features, including confirming the windows do not open.

PC Recommendation:

Following discussion, the Planning Commission unanimously voted to recommend approval of the conditional use permit. The motion was made and seconded without conditions.

Motion: Commissioner Noble

2nd: Commissioner Kenney

Roll Call Vote: 7-0

We respectfully forward this recommendation to the Board of Zoning Appeals for its consideration at the April 16, 2025 meeting.