



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Agenda Planning Commission

Wednesday, July 8, 2026

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.
South

Roll Call

Communication from Citizens and/or Commissioners

Public Hearings - None

Regular Business

[PC26-303](#) Recommendation to the Board of Zoning Appeals for a Conditional Use Permit for Specialized Instruction at 512 Maple Avenue West Suite 203 for Zerkalo Musical Theater

Attachments: [01 - PC Staff Report - 512 Maple Avenue West - CUP Specialized Instruction](#)
[02 - Application and Applicant Authorization Form](#)
[03 - CUP Applicant Narrative](#)
[04 - CUP Site and Parking Plan](#)
[05 - CUP Floor Plan](#)
[06 - Relevant Regulations](#)
[07 - Notification Affidavit](#)
[08 - PC Presentation - 512 Maple Avenue West Suite 203](#)

Planning Director Comments

Approval of the Minutes

[26-5675](#) Acceptance of the Meeting Minutes

Attachments: [PC - June 24, 2026 Draft Meeting Minutes](#)

Meeting Adjournment

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.



Agenda Item Report

File #: PC26-303, **Version:** 1

Subject:

Recommendation to the Board of Zoning Appeals for a Conditional Use Permit for Specialized Instruction at 512 Maple Avenue West Suite 203 for Zerkalo Musical Theater

Attachment 1 is the Staff Report, which provides a description of the request, project background, site context, applicable regulations, and staff evaluation. The other attachments, which are enumerated in Attachment 1, provide supporting materials, including the formal application, a site and parking plan, floor plan, relevant regulatory provisions, and the staff presentation.

PROPOSED/SUGGESTED MOTION

"I move to recommend approval of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B."

Or

"I move to recommend approval of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B, with the following conditions:
(Planning Commissioners state conditions of approval individually)."

Or

" I move to recommend denial of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B."

Or

Other action deemed necessary by the Planning Commission.



STAFF REPORT COVER SHEET
July 8, 2026

ATTACHMENT 01

Address:	512 Maple Avenue West Suite 203	Case Number:	PF-2166409
Meeting Date:	7/8/2026	Applicant:	Alexey Predit, Zerkalo LLC
Board/Commission:	Planning Commission	Owner of Space Leased by Applicant:	BKC LLC
Existing Zoning:	AW Avenue West	Existing Land Use:	Mixed-Use
Brief Summary of Request:	Recommendation to Board of Zoning Appeals for a Conditional Use Permit for Specialized Instruction.		
Site Improvements:	The specialized instruction facility is located at 512 Maple Avenue West, a two-story, 16,270-square-foot building. The existing building was constructed in 1972, and the site has 56 parking spaces.		
Size of Property:	36,294 sf/0.83 acres		
Public Notice Requirements:	<ul style="list-style-type: none"> • Letters were sent on July 1, 2026, to abutting property owners/agents/occupants and subject property owners notifying them of the Planning Commission meeting. • One sign was posted in front of the lot on June 23, 2026, with the date of Planning Commission meeting and Board of Zoning Appeals hearing. • A certified letter was sent to the Fairfax County Department of Planning & Development’s Planning Division on June 26, 2026. 		
Official Submission Date of Approval:	On June 8, 2026, the application was deemed by staff to be complete.		
Deadline for Action:	The BZA should take action by September 6, 2026, which is 90 days after the application was deemed complete. That date is directory, rather than mandatory; the Board does not lose jurisdiction to act after the time period has passed.		
Brief Analysis			
<p>PROPERTY HISTORY The subject property, 512 Maple Avenue West, is a two-story, 16,270-square-foot building that was constructed in 1972. Suite 203 is located on the second floor and is approximately 2,452 square feet. Before Zerkalo Musical Theatre, Suite 203 was most recently the location of Galaxy Dance Center.</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN The property has a Mixed-Use future land use designation. Per the 2016 Town of Vienna Comprehensive Plan, mixed-use areas are envisioned as having a mix of uses that may include retail, office, residential, or other uses deemed appropriate in the surrounding context. As the property has previously hosted and continues to host specialized instruction businesses, this proposal is compatible with the Comprehensive Plan.</p>			

COMPATIBILITY WITH THE ZONING ORDINANCE		
<p>The subject property is located within the Avenue West Gateway District (AW), whose standards are intended to promote a vibrant commercial use area, west of the Avenue Center district. Specialized instruction is permitted as a Conditional Use within the AW zone. Per Section 18-824.3 of the Town of Vienna Code of Ordinances, the Board of Zoning Appeals may issue a use permit for a Conditional Use provided the use for which the permit is sought:</p> <ul style="list-style-type: none"> • Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use; • Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; • Will be in accordance with the purposes of the Town's comprehensive plan; and • Meets use-specific standards outlined in Article 3 of the Zoning and Subdivision Ordinance. <p>Staff have reviewed the application and have concluded that the application meets all four of these provisions; therefore, a commercial entity offering specialized instruction is compatible with the Town's Zoning Ordinance.</p>		
Attachments:	01 – Staff Report 02 – Application and Applicant Authorization Form 03 – CUP Narrative 04 – CUP Site and Parking Plan	05 – CUP Floor Plan 06 – Relevant Regulations 07 – Notification Affidavit 08 – Staff Presentation
Author:	Lyndsey Clouatre, Principal Planner	

Introduction

The applicant and owner of Zerkalo Musical Theatre, Alexey Predit, has applied for a Conditional Use Permit (CUP) pursuant to Sections 18-304 (Principal Uses Table) and 18-345 (Specialized Instruction) of the Town of Vienna Zoning and Subdivision Ordinance. The Planning Commission’s role is to review the application and provide a recommendation to the Board of Zoning Appeals, which will make the final decision on the request.

Background

This 36,294-square-foot property is located at 512 Maple Avenue West and contains a two-story building with 56 parking spaces. According to Fairfax County records, the building was constructed in 1972 and contains approximately 16,270 square feet of gross floor area. The building is zoned AW, though a small portion of the parcel’s parking lot is zoned RS-16. (See Figure 1)

Suite 203 is located on the second floor and is approximately 2,452 square feet. In addition to Zerkalo Musical Theatre, a specialized instruction business offering dance instruction is located on the second floor of 512 Maple Avenue West, and a small grocery store is planned for its first floor. Zerkalo Musical Theatre has been in operation for 15 years and has been in Suite 203, previously the home of Galaxy Dance Center (another specialized instruction business), since 2024. The business has been operating for several years without having received a CUP; receiving approval for the CUP for Specialized Instruction per Section 18-304 of the Town Code would bring the business into compliance.

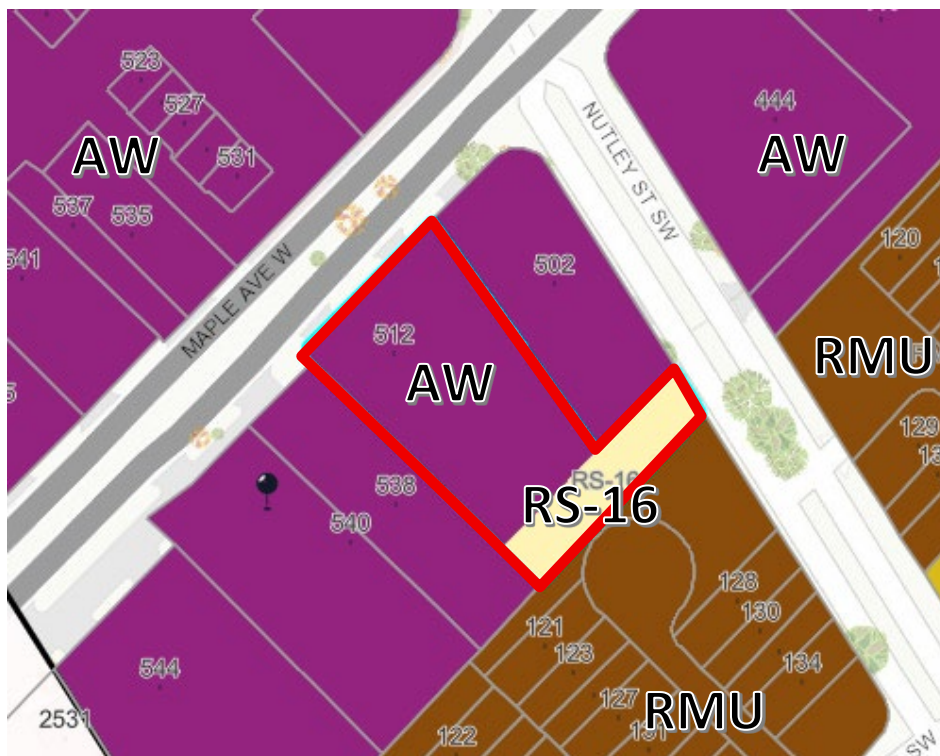


Figure 1 - Zoning map for 512 Maple Avenue West, otherwise known as Map #0383 02 0116B. The parcel is outlined in red. The entirety of the building is located in the AW Avenue West zoning district, while a small portion of parking is located in the RS-16 zoning district.

Proposal

The applicant seeks to obtain a CUP for the existing specialized instruction (musical theatre classes) business at 512 Maple Avenue West Suite 203. The classes are offered to students between 4 and 21 years old. Classes are limited to a maximum of eight students taught by two staff members.

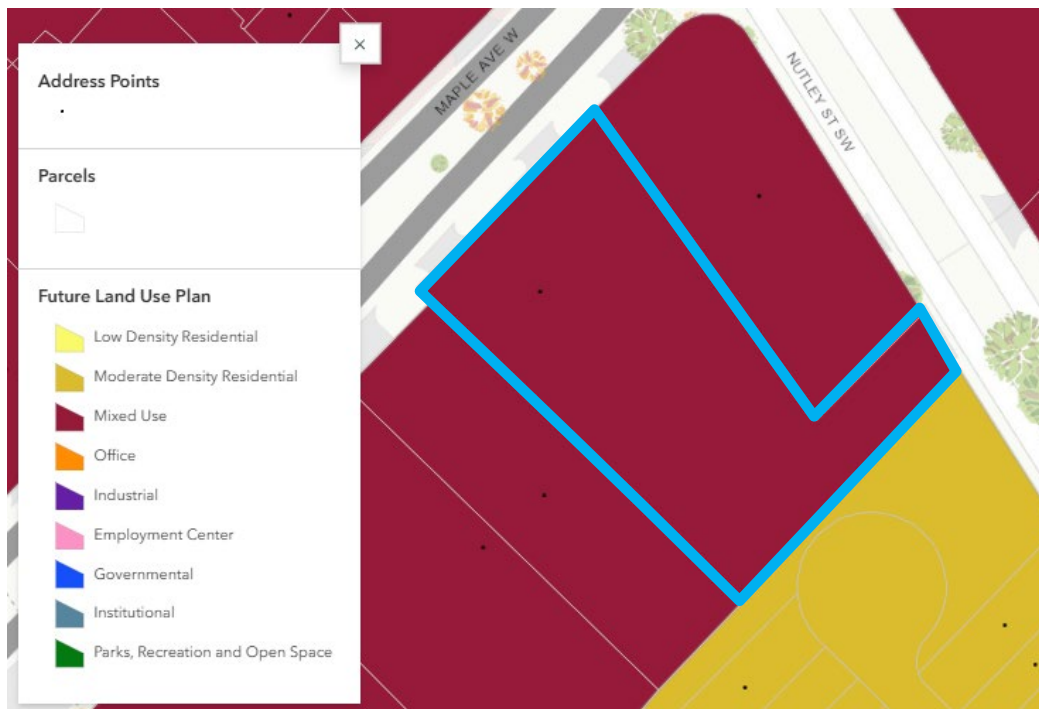


Figure 2 – Future Land Use Map with Map #0382 02 0166B, otherwise known as 512 Maple Avenue West, outlined in blue.

As indicated above in Figure 2, the Future Land Use Map of Vienna’s Comprehensive Plan, the property (outlined in blue) has a land use designation of Mixed-Use. As this business replaces another specialized instruction business and is in a building that has historically hosted a mix of uses, staff find that the proposed use is compatible with the Comprehensive Plan.

Staff Analysis

Staff find that the applicant’s request is consistent with the criteria for approval of a CUP. The applicant stated, in the narrative (Attachment 3) that they anticipate no significant impacts regarding noise, odors, trash and litter, and loading and unloading. Staff concur with this assessment. Over the years that Zerkalo Musical Theatre has operated in this space, Town staff have not received any complaints or concerns from neighboring properties or business owners.

Staff concur with the applicant that with a maximum occupancy of 10 (no more than eight students and two instructors at any given time) and instruction occurring during afternoon and evening hours during the week (4:00 PM-10:00 PM Monday-Friday) and on Saturdays (9:00 AM-10:00 PM), parking and stacking needs would be fully addressed on site. Specialized instruction uses are required to have two spaces per three employees and one space per two students; accordingly, Zerkalo Musical Theatre requires six parking spaces. With 56 parking spaces on-site,

there are ample parking spaces for staff and any adult students as well as ample spaces for parents to drop off younger students.

Compatibility with Surrounding Uses

512 Maple Avenue West has historically housed a variety of commercial establishments, including specialized instruction, and is surrounded by other commercial uses. The proposed use is compatible with all of these uses and complements the existing dance studio.

Compliance with Conditional Use Permit Criteria

Pursuant to Section 18-824 of the Town Code, a Conditional Use Permit is required for uses identified as conditional within the Zoning Ordinance. The Board of Zoning Appeals may approve a CUP if the proposed use:

- Will not adversely affect the health or safety of persons residing or working in the neighborhood;
- Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- Will be in accordance with the purposes of the Comprehensive Plan; and
- Meets the applicable use-specific standards outlined in Article 3.

Staff find that the application will not create health or safety concerns, will not be detrimental to the public welfare or injurious to the community, and is in accordance with the purposes of the Comprehensive Plan as discussed earlier in this report. Section 18-345 of the Town Code addresses use-specific standards for Specialized Instruction, which state that:

- Specialized instruction classes or camps may operate only in non-residential facilities.
- Operators of specialized instruction classes or camps must ensure the safety of their students during their arrival and dismissal.
- Operators must use off-street spaces for student drop-off and pick-up.
- Drop-off and pick-up may not impede the flow of traffic within the parking area or in public right-of-way, or create an unsafe environment for pedestrians.

512 Maple Avenue West is entirely commercial, fulfilling the first criterion. In the application, the applicant confirms that student arrival and dismissal will be managed to ensure student safety. The applicant further affirms that only off-street spaces will be used for student drop-off and pick-up and that drop-off and pick-up will not impede the flow of traffic; staff concurs based on available on-site parking and the small class sizes proposed by the applicant.

Required Commission/Board Approvals

The process for review and approval or denial of an application for a Conditional Use Permit (CUP) is outlined in Section 18-824 of the Town Code.

After initial staff review, the Planning Commission reviews the application in order to make a recommendation to the Board of Zoning Appeals, per Section 18-824.6.D. The Board of Zoning Appeals, per Section 18-824.6.E., reviews the application, along with the Planning Commission recommendation and public testimony, and makes the final decision. The Board may also impose conditions as it deems necessary.



TOWN OF
VIENNA
since 1890

Conditional Use Permit

GeoCivix, LLC

9420 E. Golf Links Rd. Suite 108, #296 | Tucson,
AZ 85730

P: 520 319-0988 | F: (520) 319-1430 | E:
jace.coleman@geocivix.com

Project Overview **#2166409**

Project Title: 512 Maple Ave W - Zerkalo
Musical Theater - CUP

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 2. Staff Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Alexey Predit
Zerkalo LLC
512 Maple ave W, 203
Vienna, VA 22180

Contact Information: Owner

Alexey Predit
Zerkalo LLC
512 Maple ave W, 203
Vienna, VA 22180

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

Project Address

Project Address: 512 MAPLE AVE W

Suite: 203

Parcel (PIN): Address/Parcel

- 512 MAPLE AVE W: 0383 02 0116B

Town Limits: Address/Parcel

- 512 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 512 MAPLE AVE W: C-1/RS-16

Project Description

Project Description:

Rehearsal Studio for children's theater for bilingual children

Trade Name of Business (DBA): Zerkalo
Musical Theater

Type of Conditional Use Requested: Theater,
indoor or outdoor

Project Narrative:
We are looking for a studio to have rehearsals
for our theatrical productions.

Business Hours: 4 PM to 10 PM

Number of Proposed Employees: 2

**Are you amending an existing conditional
use permit?:** No



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:

at the following address: _____

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

Signature of Applicant: _____ Date: _____

Property Owner's Name: BICC LLC

Signature of Property Owner: [Signature] Date: 3/16/2026

CONDITIONAL USE PERMIT – WRITTEN STATEMENT OF JUSTIFICATION

Zerkalo Musical Theater – 512 Maple Ave W, Suite 203

Town of Vienna, Virginia

Compliance with Section 18-824.5.B

- Noise

All instruction, rehearsals, and activities occur entirely indoors within Suite 203. The use is expected to generate noise levels similar to other indoor instructional and studio uses located within commercial shopping centers.

- Odors

The proposed use does not involve food preparation, chemicals, manufacturing, or any activity expected to generate odors.

- Trash and Litter

The business generates minimal trash consisting primarily of normal office and classroom materials. Staff will routinely monitor the premises and ensure that no litter accumulates within the tenant space or surrounding property.

- Loading and Unloading

The proposed use does not require commercial loading operations or regular deliveries involving large vehicles. Occasional unloading of small theatrical props or classroom materials will occur using existing parking areas and in a manner that does not interfere with traffic circulation or neighboring tenants.

- Parking and Vehicle Stacking

The business operates with a maximum occupancy of eight students and two staff members at any given time.

Student arrival and dismissal occur on a staggered schedule, which minimizes traffic concentration during drop-off and pick-up periods. Parents are instructed to use existing on-site parking spaces for student drop-off and pick-up activities.

No on-street parking, standing, or vehicle queuing along Maple Avenue is permitted or encouraged. The proposed use is expected to operate within the existing shared parking capacity available at the shopping center.

- **Use Capacity**

Maximum on-site occupancy is limited to:

- Eight (8) students
- Two (2) staff members
- **Hours of Operation**
- Monday through Friday: 4:00 PM – 10:00 PM
- Saturday: 9:00 AM – 10:00 PM

Compliance with Section 18-345.2 – Specialized Instruction

- Student Arrival and Dismissal Safety

Student safety during arrival and dismissal is a priority for Zerkalo Musical Theater. Parents and guardians are instructed to accompany younger students directly from the parking area into the office space (Suite 203). Staff members monitor student arrival and dismissal periods to help ensure safe and orderly movement between the parking area and the tenant space. Minor age students are not allowed to be self dismissed.

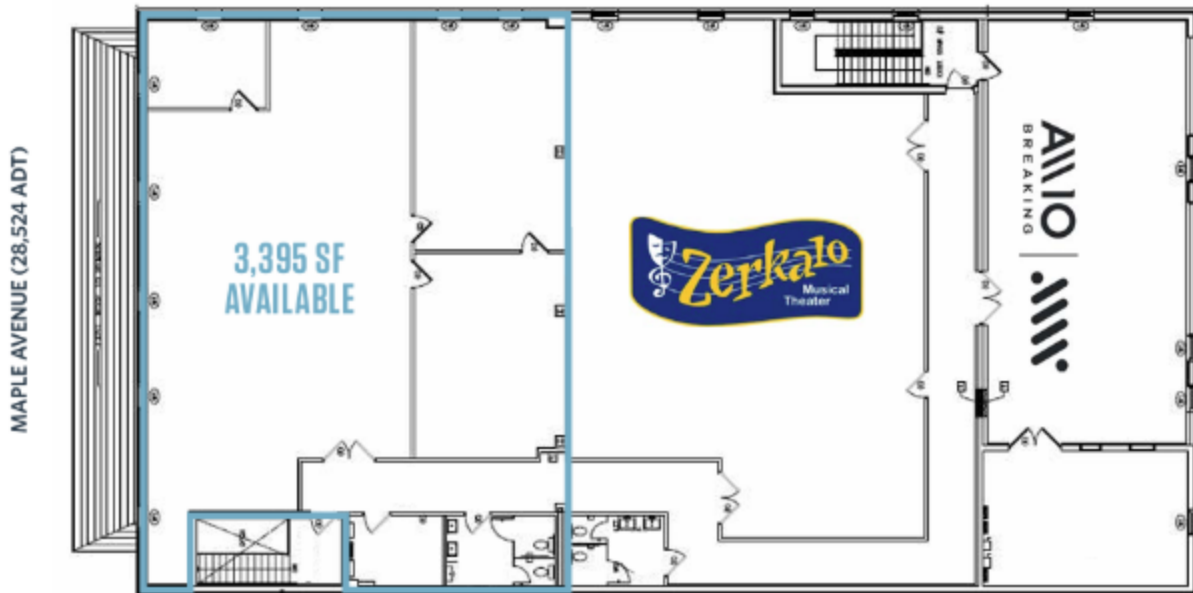
Students are released only to parents or authorized guardians. Because class sizes are intentionally limited and arrival/dismissal times are staggered, pedestrian and vehicle activity remains low and manageable within the existing commercial center parking lot. All activities occur indoors, and no outdoor instruction or waiting areas are proposed.

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

ATTACHMENT 05

2ND FLOOR PLAN



Sec. 18-345. Specialized Instruction.

1. Specialized instruction classes or camps may operate only in non-residential facilities.
2. Operators of specialized instruction classes or camps must ensure the safety of their students during their arrival and dismissal.
3. Operators must use off-street spaces for student drop-off and pick-up.
4. Drop-off and pick-up may not impede the flow of traffic within the parking area or in public right-of-way, or create an unsafe environment for pedestrians.

Sec. 18-824. Conditional Use Permit.

1. **Conditional Use Permit Required.** Any use that is indicated within Article 3 of this Chapter and is marked with a "C" on the Principal Uses or Accessory Uses Tables requires the approval of a Conditional Use Permit by the Board of Zoning Appeals prior to the issuance of a Building Permit or Certificate of Occupancy.
2. **Site Plan May be Required.** The Zoning Administrator will review the application and determine whether a site plan review is required prior to the commencement of review of an application for a Conditional Use Permit. See Site Plan in § 18-836.
3. **Conditions for Approval.** The Board of Zoning Appeals may issue a use permit for any of the uses indicated, within Article 3, with a "C" (conditional) on the Use Table, provided the use for which the permit is sought:
 - A. Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
 - B. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
 - C. Will be in accordance with the purposes of the Town's comprehensive plan; and
 - D. Meets use-specific standards outlined in Article 3 of this chapter.
4. **Action Required in Reasonable Time.** The Board of Zoning Appeals shall fix a reasonable time for the hearing of an application, within ninety (90) days of the application being deemed complete. This time period is directory, rather than mandatory; the Board does not lose jurisdiction to act after the time period has passed.
5. **Application.** An application for a conditional use permit shall be submitted to the Director of Planning and Zoning on such forms as the Director may prescribe and shall include the following:
 - A. A detailed description of the operation of the proposed use, including any proposed ancillary or secondary use that the applicant is considering.
 - B. Plans to control any potential impacts of the proposed use on the nearby community, including:
 - i. **Noise.**
 - a. Noise levels anticipated from all uses and equipment.
 - b. A statement as to whether the anticipated noise complies with the levels permitted by the Town Code.
 - c. Plans to control these anticipated noise levels, including noise emanating from patrons or visitors to the proposed use.
 - ii. **Odors.** Methods to be used to control odors emanating from the use when applicable.

-
- iii. **Trash and litter.**
 - a. The type and volume of trash and garbage the proposed use will generate.
 - b. The planned frequency of trash collection.
 - c. Planned methods to prevent littering on the property, streets and nearby properties.
 - iv. **Loading/unloading.**
 - a. Availability and adequacy of off-street loading facilities.
 - b. Hours and frequency of off-street loading.
 - v. **Parking and Stacking.**
 - a. Number of spaces available to serve residents, employees, and patrons during the hours of operation, for all primary and secondary uses being proposed.
 - b. Plan showing geometric design of stacking aisle and number of stacking spaces provided.
 - vi. **Use capacity.**
 - a. The estimated number of patrons, visitors, clients, pupils and other such users.
 - b. The proposed number of employees, staff and other personnel.
 - vii. **Hours.** The proposed hours and days of operation of all proposed uses.
 - viii. **Site Plan.** A proposed site plan consistent with the requirements of § 18-836 shall be submitted, reviewed, and approved as part of the conditional use permit application and pursuant to the procedures and standards of this section, or an approved site plan showing compliance with the uses proposed.
 - ix. Plans and other documents exhibiting compliance with any other requirements contained in this ordinance for the conditional use proposed and as the Director of Planning and Zoning determines are necessary and desirable for adequate review.

6. **Review Process.**

- A. **Pre-Application Meeting.** The applicant is required to attend a pre-application meeting with Town staff prior to submitting an application for a Conditional Use Permit. See § 18-833, Pre-Application Meeting.
- B. **Review for completeness.** Applications for Conditional Use Permits are reviewed for completeness by the Director of Planning and Zoning and the Zoning Administrator. The application may be referred to the Director of Public Works if determined to be required by the Zoning Administrator.
- C. **Application deemed complete.** Once the Director of Planning and Zoning and the Zoning Administrator deem the application to be complete, the application and supporting materials are transmitted to the Planning Commission.
- D. **Action by Planning Commission.** The Planning Commission shall make a recommendation on the application based on Conditions for Approval outlined in § 18-824.3, and applicable Use Standards outlined in Article 3. The Zoning Administrator shall transmit the Planning Commission's recommendation with the application and supporting materials to the Board of Zoning Appeals for final review and determination.
- E. **Action by the Board of Zoning Appeals.**
 - i. **Final Decision.** The Board of Zoning Appeals has the final decision authority on Conditional Use Permits.

-
- ii. **Board may Impose Conditions.** The Board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure continued compliance with the conditions imposed.
 - F. **Appeals.** Decisions by the Board of Zoning Appeals may be appealed to the Fairfax County Circuit Court per Code of Virginia § 15.2-2285, 1950, as amended.
7. **Duration of valid permit.**
- A. **Permit void after six months if operation not commenced.** Any use permit or amended portions of existing use permits shall become void six months after issuance if construction or operation related thereto has not commenced, unless otherwise specified by the Board of Zoning Appeals.
 - B. **Extension of time allowed under certain conditions.** An extension of time may be permitted by the Board of Zoning Appeals.
 - C. **Termination of use.** A conditional use permit shall cease to be valid if the use for which such permit is granted is not operated for a continuous period of two (2) years or more.
8. **Enforcement and Compliance.**
- A. **Failure to Comply with Permit Conditions.** Failure to comply with Conditional Use Permit conditions are zoning violations and subject to the enforcement measures within Division 6 - Enforcement, Compliance and Penalties.
 - B. **Revocation of Non-Compliant Permits.** The Board of Zoning Appeals may revoke a Conditional Use Permit if the board determines that there has not been compliance with the terms and conditions of the permit. No permit may be revoked except after notice and hearing as provided by Code of Virginia, § 15.2-2204.



PUBLIC NOTIFICATION AFFIDAVIT

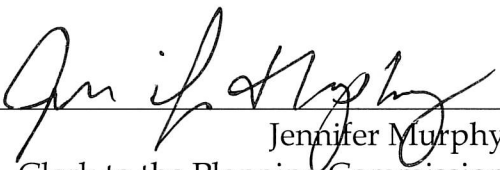
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

Written notices were sent by certified mail on *July 1, 2026*, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County’s Department of Tax Administration.

One sign was posted in front of the subject location, 512 Maple Avenue West on *June 23, 2026*, with dates of the Planning Commission meeting and the Board of Zoning Appeals public hearing. A photo of the posted sign is attached.

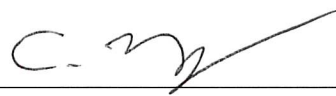
A certified letter was sent on *June 26, 2026*, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Planning Commission’s meeting for conditional use permit review of the property located at 512 Maple Avenue West, and more particularly described as tax map parcel 0383 02 0116B, are attached.


Jennifer Murphy
Clerk to the Planning Commission

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 1st day of July 2026.


Notary Public *Cristina Mae Staehling Zamora*

My commission expires: 10/31/27



NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



APPLICATION REQUEST

SI Conditional Use Permit for specialized instruction.
Application filed by Alexey Predit of Zerkalo LLC.

entertainment for a
ing Commission will hold a

7:30 pm • Wednesday, July 8, 2026

7:30 pm • Wednesday, July 15, 2026

This is to inform you
will hold a public hearing at
will hold a Public He

Wednesday, September 18, 2019 at 8 pm

and held at Town Hall, 127 Center Street, South, 2nd floor,

All hearings are open to the public and held at Town Hall,
127 Center Street S, 2nd floor, Council Chambers

have to respond to this card. If you would like more information, please email
DPZ@viennava.gov or call 703.255.6341. Meeting materials can also be viewed online at:
<https://vienna-va.legistar.com/Calendar.aspx>

DPZ@viennava.gov or call 703.255.6341. Anyone may sign up to speak



SITE LOCAT

NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



APPLICATION REQUEST

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Application filed by Alexey Predit of Zerkalo LLC.

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7:30 pm • Wednesday, July 8, 2026

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This is to inform you
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Wednesday, S

and held at Town Hall, 127 Center Street, South, 2nd floor,

All hearings are open to the public and held at Town Hall,
127 Center Street S, 2nd floor, Council Chambers

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<https://vienna-va.legistar.com/Calendar.aspx>

DPZ@viennava.gov or call 703.255.6341. Anyone may sign up to speak



SITE LOCAT

Attn: M&T Property Management
9300 B E Hampton Drive
Capital Heights MD 20743

Quantum Movement, Inc
512 Maple Ave West
Vienna, VA 22180

Vienna CW Real Estate LLC
2132 Polo Pointe Drive
Vienna, VA 22181

501 Maple West LLC
PO Box 1208
Vienna, VA 22183

Attn: Treasurer
Townes of Vienna III
Community Association Inc
4306 Evergreen Ln, Ste 101
Annandale, VA 22003

Maple Harmony Relax Spa LLC
502 Maple Ave West
Vienna, VA 22180

535 Maple Avenue LLC
8002 Hollington Place
Fairfax Station, VA 22039

BKC LLC
512 Maple Avenue West
Vienna, VA 22180

The Lab VA LLC
512 Maple Ave West
Vienna, VA 22180

Purpose HHH Legacy LLC
538 Maple Ave West
Vienna, VA 22180

Vienna Development Associates LLC
505 Main Street Ste 400
Hackensack, NJ 07601

Yousefi Vienna Building LLC
502 Maple Ave West
Vienna, VA 22180

Amazing Body Work Inc
502 Maple Ave West
Vienna, VA 22180

Vienna Dance Center LLC
512 Maple Ave W, Unit 203
Vienna, VA 22180

Zerkalo LLC
512 Maple Ave West, Unit 203
Vienna, VA 22180

C/o Armstrong Associates
Village Green Owners Assn Inc
2567 Chain Bridge Rd
Vienna, VA 22181

Townes of Vienna Section Two
Homeowners Association
C/o Zili Cheng
130 Mendon Ln SW
Vienna, VA 22180

Lavouche LLC
502 Maple Ave West
Vienna, VA 22180

Aesthetic & Laser Plastic Surgery Center
502 Maple Ave West
Vienna, VA 22180



APPLICATION TYPE: Conditional Use Permit

PROPOSAL:

Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at Zerkalo Musical Theater located at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district.

PROPERTY ADDRESS: 512 Maple Avenue West

MEETING DATE(S):

Planning Commission: Wednesday, July 8, 2026, 7:30 p.m.

Board of Zoning Appeals: Wednesday, July 15, 2026, 7:30 p.m.

512 MAPLE AVE W PUBLIC NOTICE



512 MAPLE AVE W PUBLIC NOTICE



June 26, 2026

Attn: Tracy Strunk
Fairfax County Department of Planning & Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035-5507

Re: Notice of Public Meeting

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent counties and municipalities:

"When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification, or an application for special exception or variance involves any parcel of land located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the advertising and written notification as above required, written notice shall also be given by the local commission, or its representative, at least ten days before the hearing to the chief administrative officer, or his designee, of such adjoining county or municipality."

Therefore, in accordance with the above regulations, please let this letter serve to inform you that the Town of Vienna's Planning Commission will hold a public meeting to review the following:

- Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district. Application filed by Alexey Predit on behalf of Zerkalo LLC, owner.

The Planning Commission will review the previously listed item, providing recommendation to the Board of Zoning Appeals. Scheduled meeting dates are as follows:

- **Wednesday, July 8, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, July 15, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals**

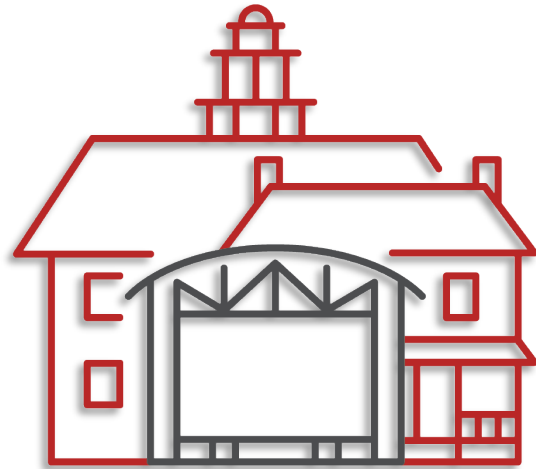
Interested parties may contact the Department of Planning & Zoning, on the first floor of Vienna Town Hall. Agenda items can also be reviewed online up to five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>.

In the event that the item is rescheduled, continued, or deferred you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning by phone, (703) 255-6341 or by email: DPZ@Viennava.gov.

Sincerely,



David B. Levy, AICP
Director of the Department of Planning & Zoning
Town of Vienna, VA



TOWN OF
VIENNA
since 1890

Conditional Use Permit for Specialized Instruction at 512 Maple Avenue West Suite 203

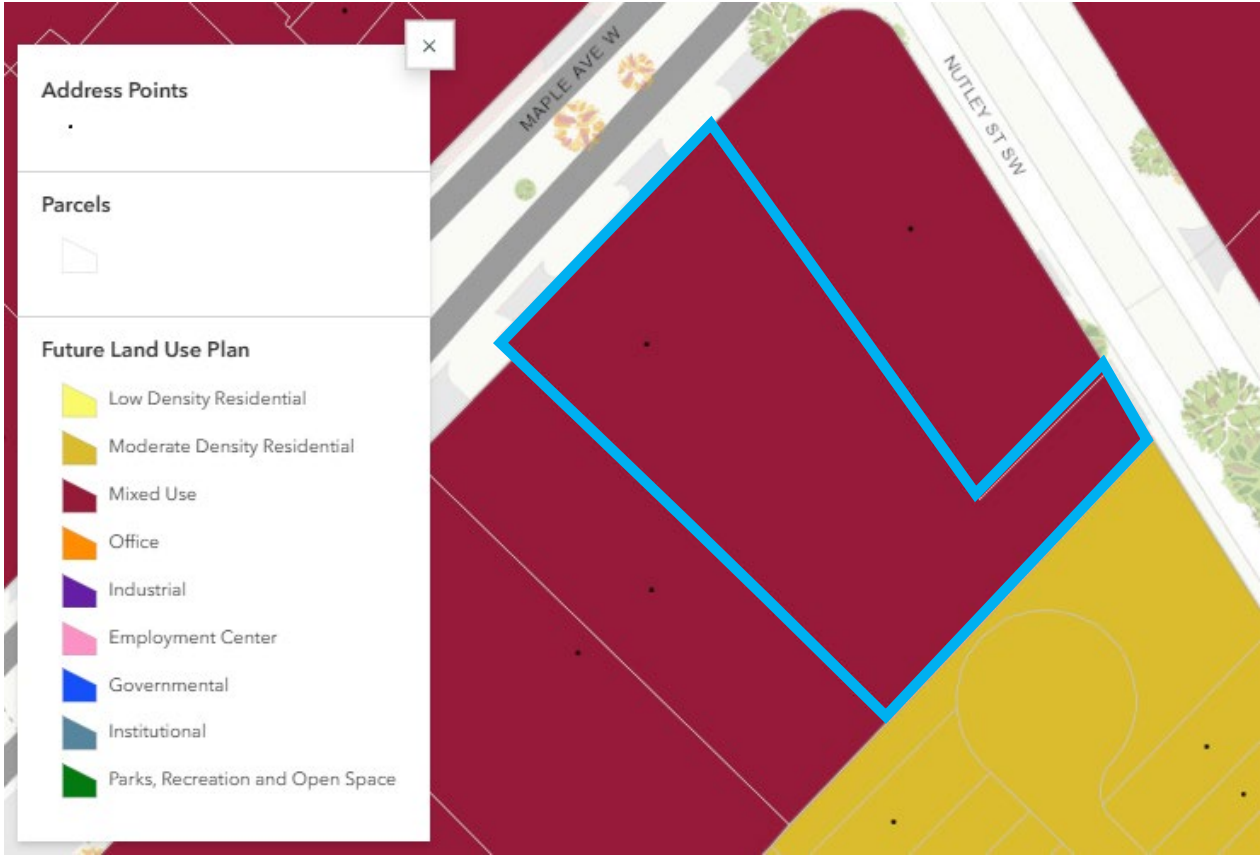
Planning Commission Meeting
July 8, 2026

512 Maple Avenue West Suite 203

- Approx. 2,452 sf unit
- Applicant (Alexey Predit, Zerkalo LLC) seeks a Conditional Use Permit for Zerkalo Musical Theatre, an existing business
- 512 Maple Avenue West currently has another specialized instruction business (dance classes), and a small grocery store is planned for its first floor
- Suite 203 was most recently the home of another specialized instruction business (dance classes)



Zoning and the Comprehensive Plan



Existing Conditions

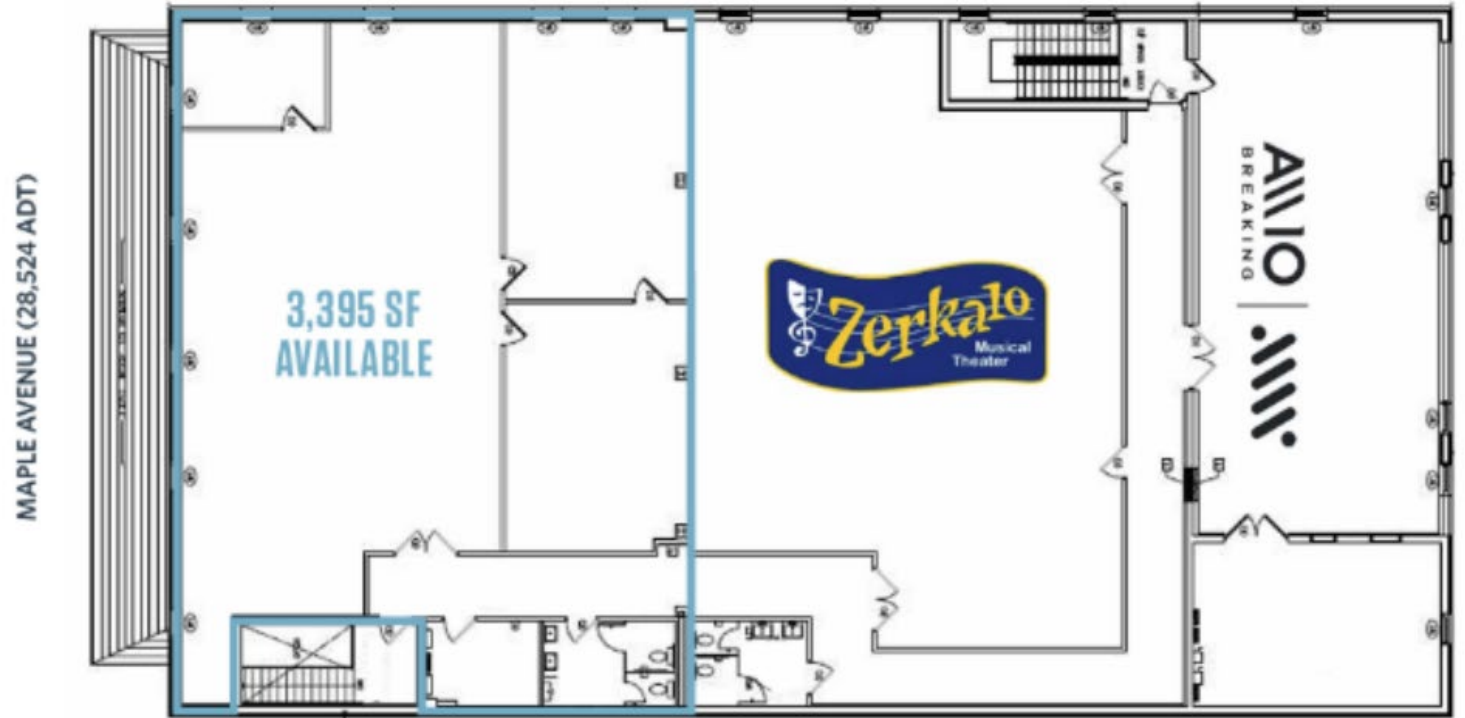


Existing Conditions



Zerkalo Musical Theatre

- Hours of Operation:
 - Monday-Friday: 4:00 PM-10:00 PM
 - Saturday: 9:00 AM-10:00 PM
- Classes are geared towards students 4-21 years old
- Classes of eight students per class are taught by two instructors
- Approval of the CUP will bring the business into compliance with Town code



CUP Conditions for Approval – Town Code

Conditions for Approval:

- A. Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- B. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- C. Will be in accordance with the purposes of the Town’s comprehensive plan; and
- D. Meets use-specific standards outlined in Article 3 of this chapter.

Plans to control any potential impacts of the proposed use on the nearby community, including:

- **Noise.**
- **Odors.**
- **Trash and litter.**
- **Loading/unloading.**
- **Parking and stacking.**
- **Use capacity.**
- **Hours.**



Specialized Instruction Use Standards

- Specialized instruction classes or camps may operate only in non-residential facilities.
- Operators of specialized instruction classes or camps must ensure the safety of their students during their arrival and dismissal.
- Operators must use off-street spaces for student drop-off and pick-up.
- Drop-off and pick-up may not impede the flow of traffic within the parking area or in public right-of-way, or create an unsafe environment for pedestrians.

Suggested Motions

"I move to recommend approval of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B."

OR

"I move to recommend approval of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B, with the following conditions:

(Planning Commissioners state conditions of approval individually)."

OR

" I move to recommend denial of the Conditional Use Permit to the Board of Zoning Appeals to allow Specialized Instruction at 512 Maple Avenue West Suite 203, in the AW zoning district, described as tax map 0383 02 0116B."

OR

Other action deemed necessary by the Planning Commission.





Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Agenda Item Report

File #: 26-5675, **Version:** 1

Subject:
ACCEPTANCE OF THE MEETING MINUTES

Acceptance of the June 24, 2026, Meeting Minutes

Planning Commission
June 24, 2026
DRAFT Meeting Minutes

The Planning Commission met for a regular meeting and public hearing at 7:30 PM on Wednesday, June 24, 2026, in the Vienna Town Hall Council Chambers. Commissioners present were David Miller as acting Chair, Douglas Noble (participating via zoom), Keith Aimone, Jessica Plowgian, Deepa Chakrapani, and Evan Fallor. Staff members present were David Levy, Director of Planning & Zoning; Kelly O'Brien, Deputy Director of Planning & Zoning; Brian Nguyen, Town Engineer; and Jennifer Murphy, Clerk to the Commission.

Roll Call

Commissioner Glassman was absent. Commissioner Noble is participating by zoom, per Electronic Participation requirements.

Election of Chair for June 24, 2026, Planning Commission Meeting

Commissioner Plowgian nominated Commissioner Miller to chair the meeting.

Nomination: Plowgian

Second: Chakrapani

Roll Call Vote: 4-0-2

Abstain: Commissioners Miller & Noble

Commissioner Plowgian motioned to accept Commissioner Noble's remote participation per Electronic Participation procedures.

Motion: Plowgian

Second: Chakrapani

Roll Call Vote: 4-0-1

Abstain: Commissioner Noble

Public Hearing

None

Regular Meeting

Iten No. 1.

Recommendation to Town Council for a Modification of Requirements for height of rooftop architectural features for co-location of a telecommunications wireless facility on an existing building roof, located at 527 Maple Avenue East.

Department of Planning & Zoning Deputy Director, Kelly O'Brien provided staff's report, stating that the proposed request includes installation of additional rooftop antennas on the subject location. The site currently houses other carrier equipment installed with CUP (Conditional Use Permit) approval and a 2010 height variance. Due to state code changes, telecommunications facilities are now a by-right use no longer requiring a CUP.

Deputy Director O'Brien advised that the Commission is reviewing the requested height modification for rooftop features to exceed the 9-foot limit. The application includes:

- West platform screen height: 9 ft 8 in (8 inches above current code allowance)
- North screen height: 10 ft 10 in (22 inches above allowance)

The facility will also not exceed heights of the existing T-Mobile and Verizon equipment already onsite. Deputy Director O'Brien stated that the request is consistent with the Comprehensive Plan and supports improved cellular service along Maple Avenue. Providing photo simulations and code references, she noted that the Board of Architectural Review will also review the application for appearance of the proposed screening structure. Concluding staff's presentation, the applicant was invited to present.

Doug Sampson, of Saul Ewing LLP, attorney representative on behalf of New Cingular PCS LLC (AT&T), and Alex Miller of SmartLink, were present on behalf of the application.

Mr. Sampson stated that all proposed equipment will match the height of the existing antennas that are located on the rooftop. He stated that the additional height is necessary to accommodate antenna length and screening integration for improved AT&T coverage along with FirstNet, the first-responder's communication network. This site was intentionally selected due to the existing telecommunications facilities and to avoid introducing new structures elsewhere in town.

Concluding Mr. Sampson's comments, commissioners further discussed the history of rooftop screening at the site and the minimal visual impact to the surrounding areas.

Concluding discussion, a motion was in order.

Commissioner Plowgian motioned that a recommendation be made to Town Council to approve the Modification of Requirements for height of rooftop architectural features for co-location of a telecommunications wireless facility on an existing building roof, located at 527 Maple Avenue East.

Motion: Plowgian

Second: Chakrapani

Roll Call Vote: 6-0

A memo detailing commissioner comments will be forwarded to Town Council for their August 24, 2026, meeting review.

Planning Director Comments

Director Levy reported the following:

- Per Town Council's 2026 list of priorities, the Town is currently considering options for improving its reduced cellular coverage. Department staff are looking at administrative review options. Town Council will hold a work session on July 6, 2026, to discuss policy issues and location options for

cellular equipment.

- Staff is preparing conditional use permit reviews for the upcoming July 8, and August 26, 2026, meeting agendas.
- Town Council is holding a September 21, 2026, work session to consider policy issues on the next set of Town Code items.
- The Town Council July 6, 2026, work session will include continued discussions on the Comprehensive Plan.

Meeting Minutes

The May 13, 2026, draft meeting minutes were accepted with corrections provided to the clerk.

There being no further discussion, the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Jennifer Murphy
Clerk to the Commission