



**TOWN OF
VIENNA**
since 1890

Conditional Use Permit

GeoCivix, LLC

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Project Overview

#1705720

Project Title: 390 B Maple Ave E - Clay & Kiln Studio LLC - CUP

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 1. Application Completeness Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Pinar Turhan

Clay & Kiln Studio LLC

390 B Maple Avenue E

Vienna, VA 22180

P: 571 232 6634

info@clayandkilnclub.com

Contact Information: Owner

Pinar Turhan

Clay & Kiln Studio LLC

390 B Maple Avenue E

Vienna, VA 22180

P: 571 232 6634

info@clayandkilnclub.com

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

Project Address

Project Address: 390B MAPLE AVE E

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 390B MAPLE AVE E: 0382 02 0028

- 390B MAPLE AVE E: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 390B MAPLE AVE E: C-1A

Project Description

Project Description:

Clay & Kiln Club is a ceramics studio offering classes, workshops, memberships, and open studio access for all skill levels. Our programs include handbuilding and wheel-throwing instruction led by experienced instructors. The studio fosters creativity and connection through ceramics in a safe, welcoming environment for both adults and youth.

Fairfax County Building Permit Number(s): ELEC-2025-00897

Trade Name of Business (DBA): Clay & Kiln Club

Business Hours: 8 am- 9 pm

Type of Conditional Use Requested: Public parking area in transitional use

Number of Proposed Employees: 3

Project Narrative:

Clay & Kiln Club - Conditional Use Permit Narrative

Are you amending an existing conditional use permit?: No

Applicant: Pinar Turhan

Business Name: Clay & Kiln Club

Business Address: 390B Maple Avenue E, Vienna, VA 22180

Parcel ID (PIN): 0382 02 0028

Current Zoning: C-1A

Total Studio Area: 1,200 sq. ft.

Email: info@clayandkilnclub.com

Phone: (571) 232-6634

1. Business Description: Clay & Kiln Club is a community-focused ceramics studio offering instructor-led groupclasses in wheel-throwing, handbuilding, and glazing. The studio also provides openstudio hours for members, private workshops, and occasional events. The primaryaudience is adult learners, though occasional family workshops may be offered. Allclasses and activities take place indoors. A professionally installed kiln is located in asecure and ventilated outdoor area behind the studio.

2. Compliance with Sec. 18-345 Specialized Instruction - Non-residential location: The studio is located in a commercial plaza zoned C-1A, withno residential units on site. - Arrival and dismissal safety: The front entrance is immediately adjacent to the parkinglot, with exterior lighting and ample lighting and visibility at the entrance. This ensuressafe entry and exit at all times.- Off-street parking use: Clients and students use designated spaces directly in front of theunit. There is no use of public right-of-way for drop-off or pick-up. - No traffic obstruction: Sessions are by registration only, with limited capacity,preventing congestion or vehicle stacking in the lot.

3. Compliance with Sec. 18-824 Conditional Use Permit ConditionsA. Health & Safety:All activities are low-risk and occur in a clean, well-ventilated indoor environment.Equipment is non-hazardous. The outdoor kiln is enclosed and placed with safety andzoning in mind.B. Public Welfare & Property Impact:The studio offers creative enrichment for the community with minimal environmentalimpact. The activities are quiet, well-scheduled, and entirely contained within the unitand secured outdoor kiln space.C. Alignment with Town Comprehensive Plan:Clay & Kiln Club supports Vienna's goals of fostering local business, promoting artseducation, and strengthening the towns cultural offerings.D. Use-Specific Standards:Class sizes are limited to 8 students. Studio use outside of class times is capped at 15individuals, including staff. Noise, traffic, and waste are minimal.

4. Operational Details - Class Size: Maximum 8 students per class (only one class at a time) - Open Studio Use: Maximum 15 people, including members and staff - Staffing: 1 instructor and 1 administrator per session - Operating Hours: MondaySaturday: 10:00 AM 9:00 PM | Sunday: 10:00 AM 6:00 PMClasses are scheduled in two time blocks: - Morning Classes: 10:00 AM 1:00 PM- Evening Classes: 6:00 PM 9:00 PMOutside of scheduled

class times, the studio offers open studio access for members by reservation only. This ensures that studio use remains controlled and predictable throughout the day.

5. Environmental & Site Considerations - Noise: Low-level conversations and occasional background music. No outdoor noise events. - Odors: No odor concerns. Kiln is properly ventilated outdoors. - Trash: Minimal; mostly clay scraps and packaging. Managed through a private arrangement with neighboring business (394 Maple Ave E). - Deliveries: Occasional small deliveries of clay and supplies during non-peak hours. No heavy commercial loading or freight activity. - Parking: Located in a shared-use commercial complex with ample onsite parking available for clients and staff during all business hours.

6. Conclusion & Contact Clay & Kiln Club is designed to be a positive, creative addition to the Vienna community. The business complies with all relevant zoning and use codes, prioritizes safety, and enhances the town's cultural landscape. We respectfully submit this narrative as part of the CUP application for Clay & Kiln Club.

For any additional questions or documentation, please contact: Pinar Turhan info@clayandkilnclub.com (571) 232-6634



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 Permit

at the following address: 390 B Maple Avenue East, Vienna, VA, 22180

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

Signature of Applicant: Pinar Turhan Date: 5/28/2025

Property Owner's Name: McDIARMID ASSOCIATES, LLC

Signature of Property Owner: [Signature] Date: 5/28/2025