

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.