



June 25, 2025

Town of Vienna Planning Commission Meeting

390-B Maple Ave E – Clay & Kiln
Conditional Use Permit - Specialized Instruction

390-B Maple Ave E – Clay & Kiln – CUP – Specialized Instruction

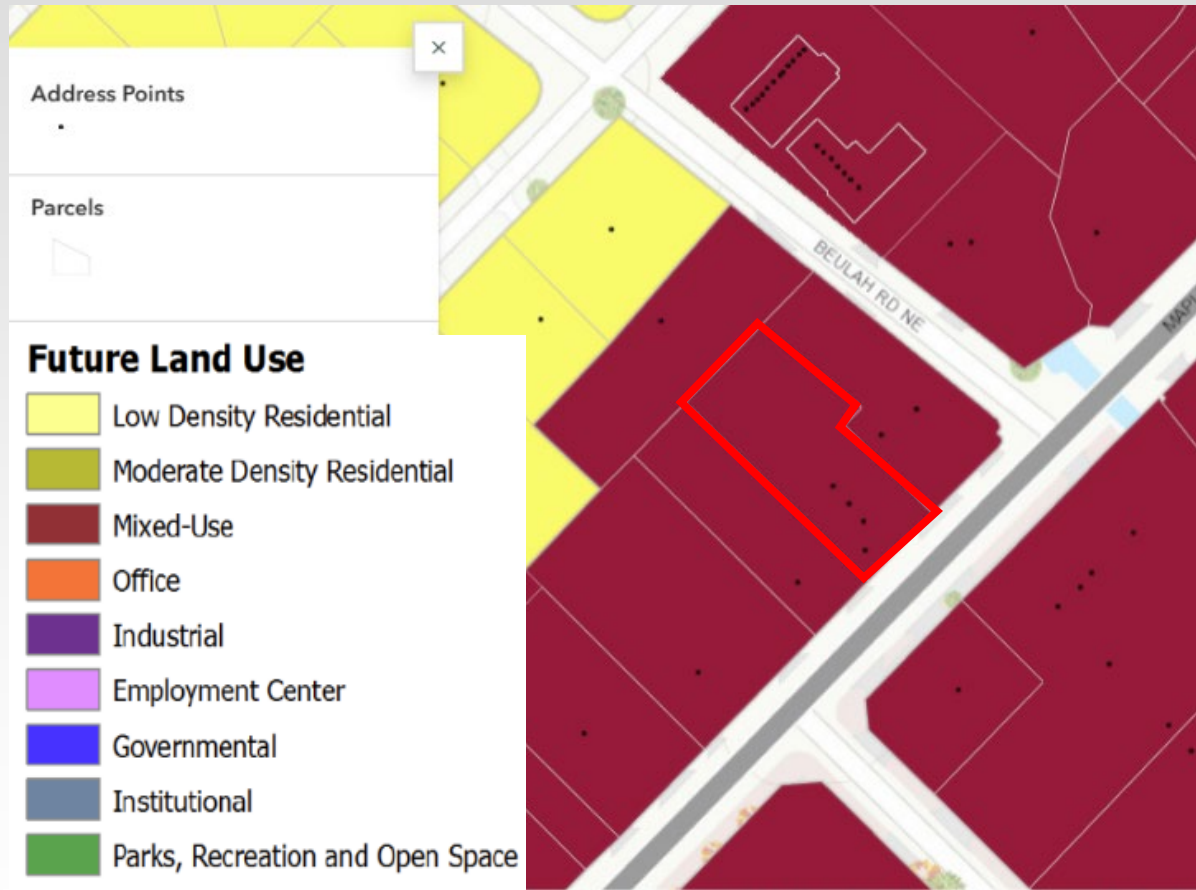
Site Location



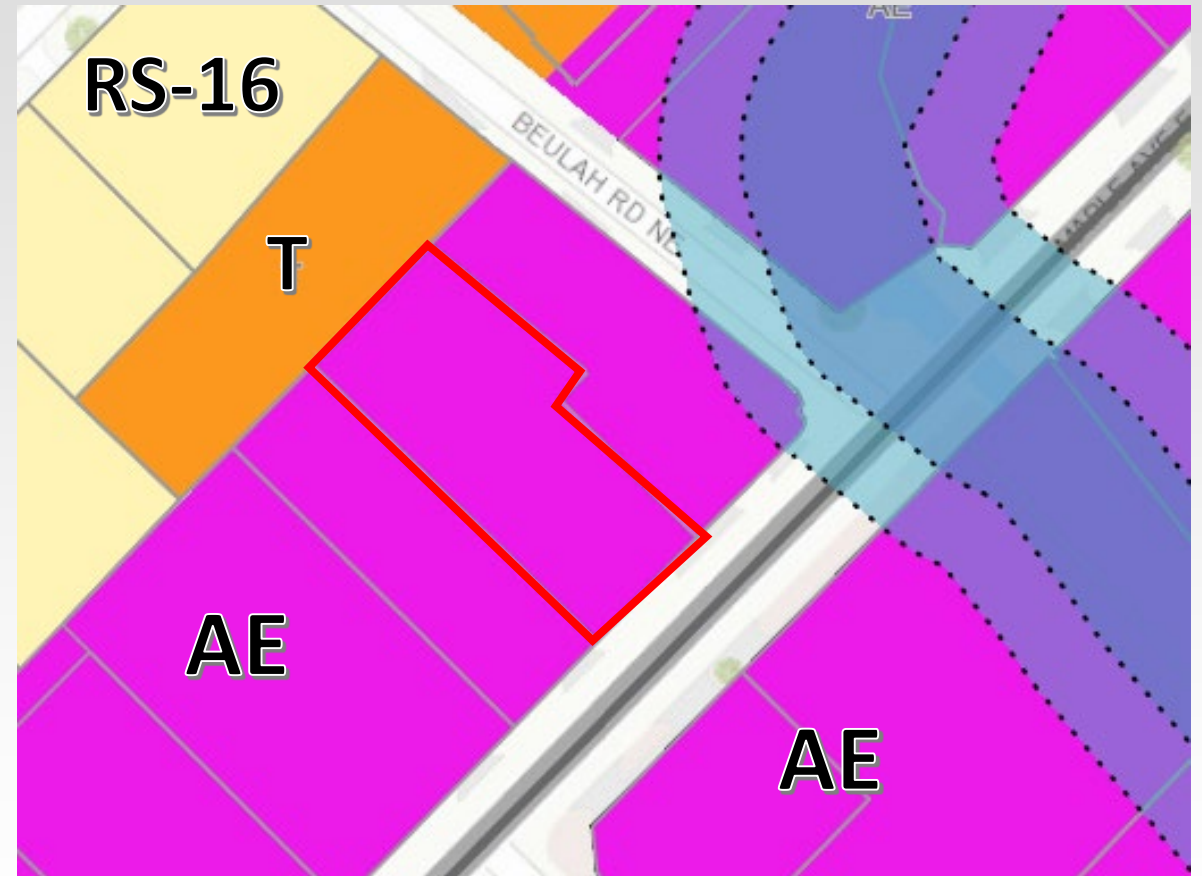
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Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map

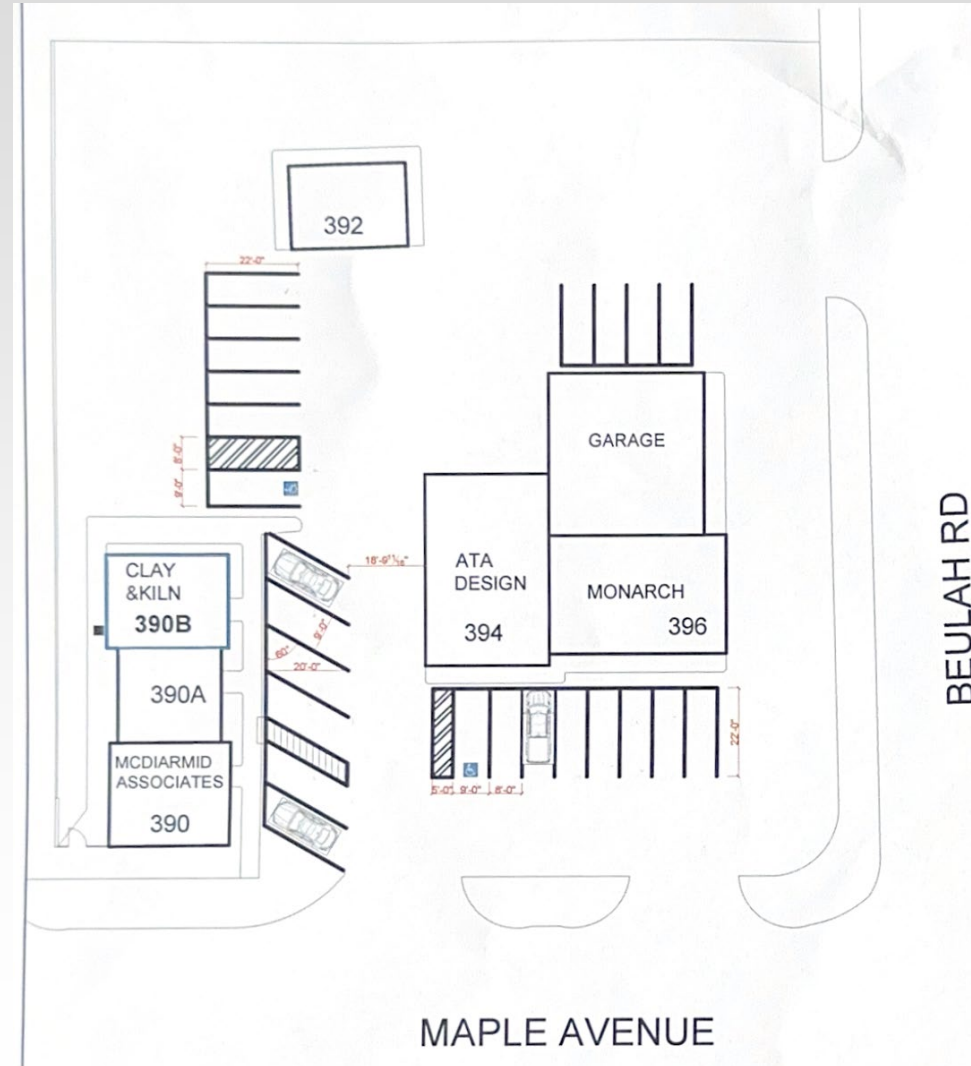
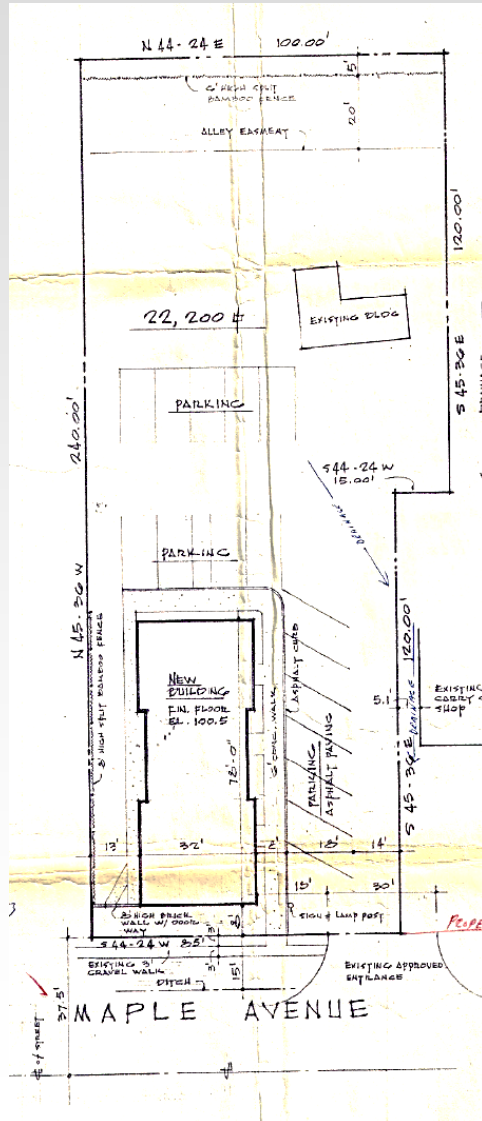


Zoning Map

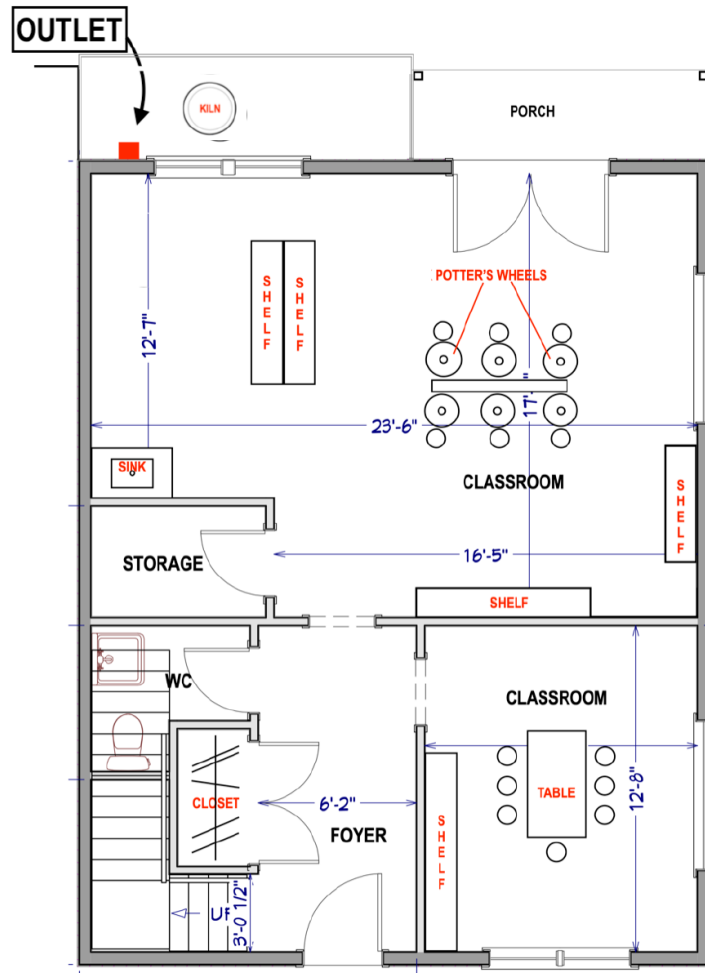


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Site Plan & Parking Plan

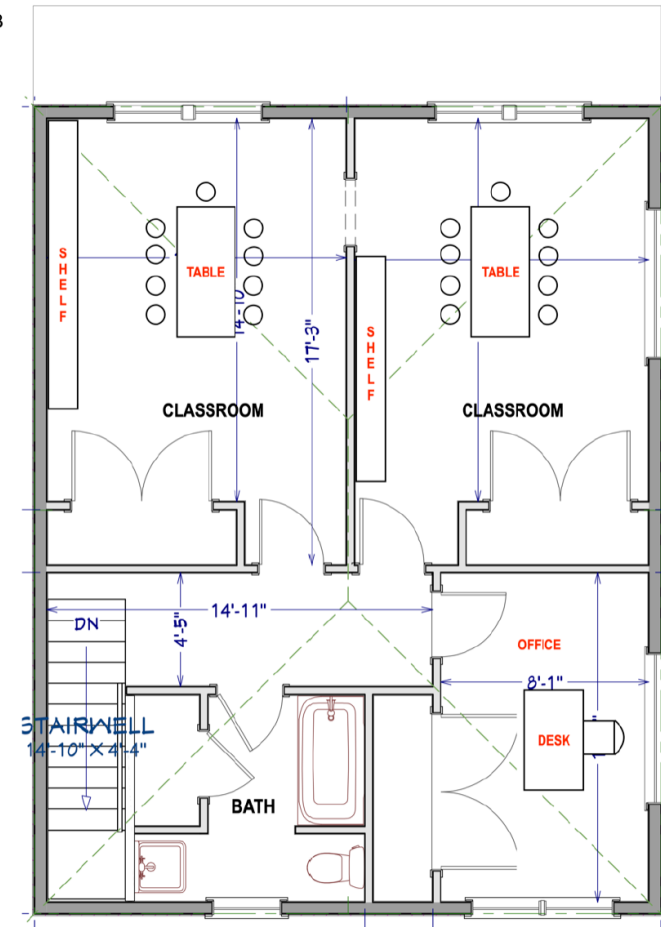


390-B Maple Ave E – Clay & Kiln – CUP – Specialized Instruction Floor Plan



1st Floor

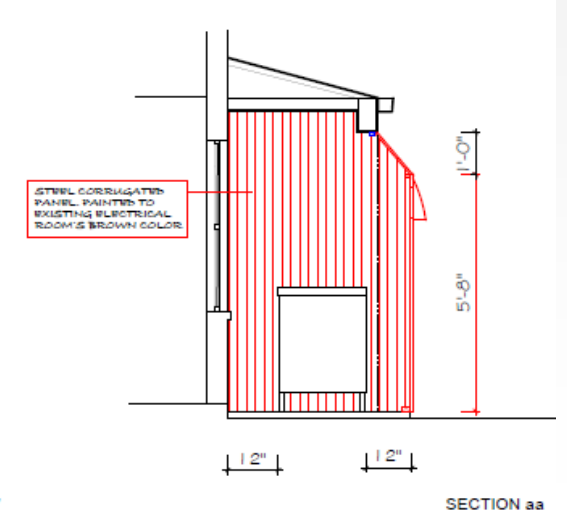
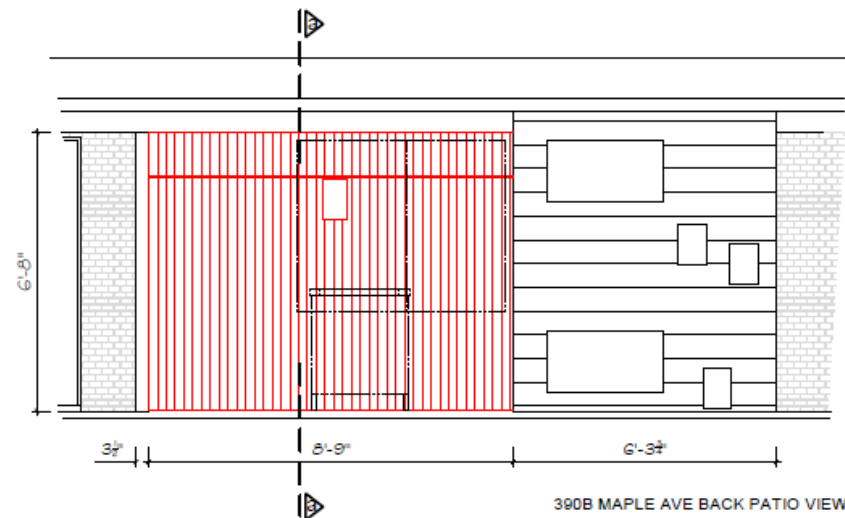
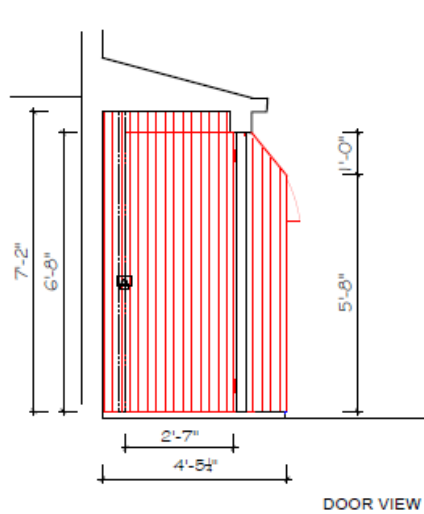
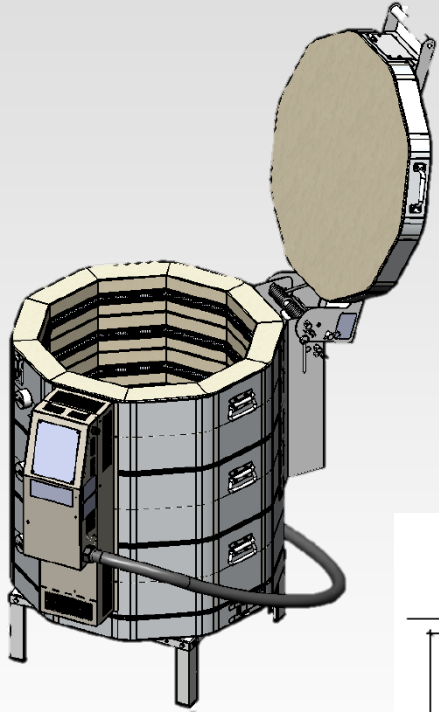
390 Maple Ave E - Unit B



2nd Floor

390-B Maple Ave E – Clay & Kiln – CUP – Specialized Instruction

Kiln Location



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Summary

Proposed Conditional Use Permit to Operate Specialized Instruction

- Aligns with Comprehensive Plan
- Parking may be interpreted as being met on site
- Conditions may be applied with all Conditional Use Permit Applications

Next Steps

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- ☐ Planning Commission Recommendation to Board of Zoning Appeals
- ☐ Board of Zoning Appeals – July 16, 2025

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Proposed/Suggested Motions

☐ "I move to recommend **approval** to the Board of Zoning Appeals for a Conditional Use permit for Specialized Instruction for ceramics studio and classes at 390-B Maple Ave E, located within tax map parcel 0382 02 0028."

Or

☐ "I move to recommend **approval** to the Board of Zoning Appeals for a Conditional Use permit for Specialized Instruction for ceramics studio and classes at 390-B Maple Ave E, located within tax map parcel 0382 02 0028 **with the following conditions:**

(Planning Commissioners state conditions of approval individually)

- 1.
- 2.
- 3."

Or

☐ "I move to recommend **denial** to the Board of Zoning Appeals for a Conditional Use permit for Specialized Instruction for ceramics studio and classes at 390-B Maple Ave E, located within tax map parcel 0382 02 0028."

Or

☐ Other action deemed necessary by the Planning Commission.