

**TOWN OF**  
**VIENNA**  
*since 1890*

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

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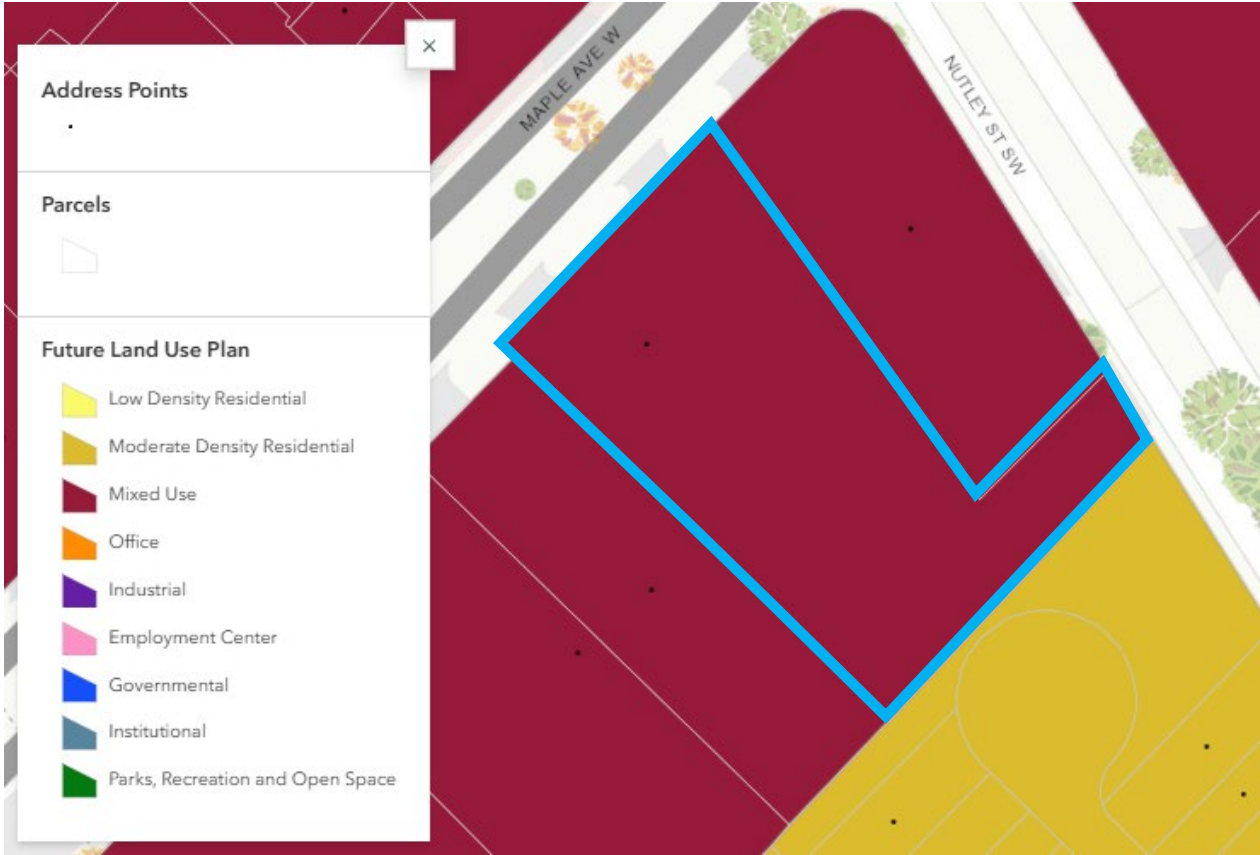
Planning Commission Meeting  
July 8, 2026

# 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

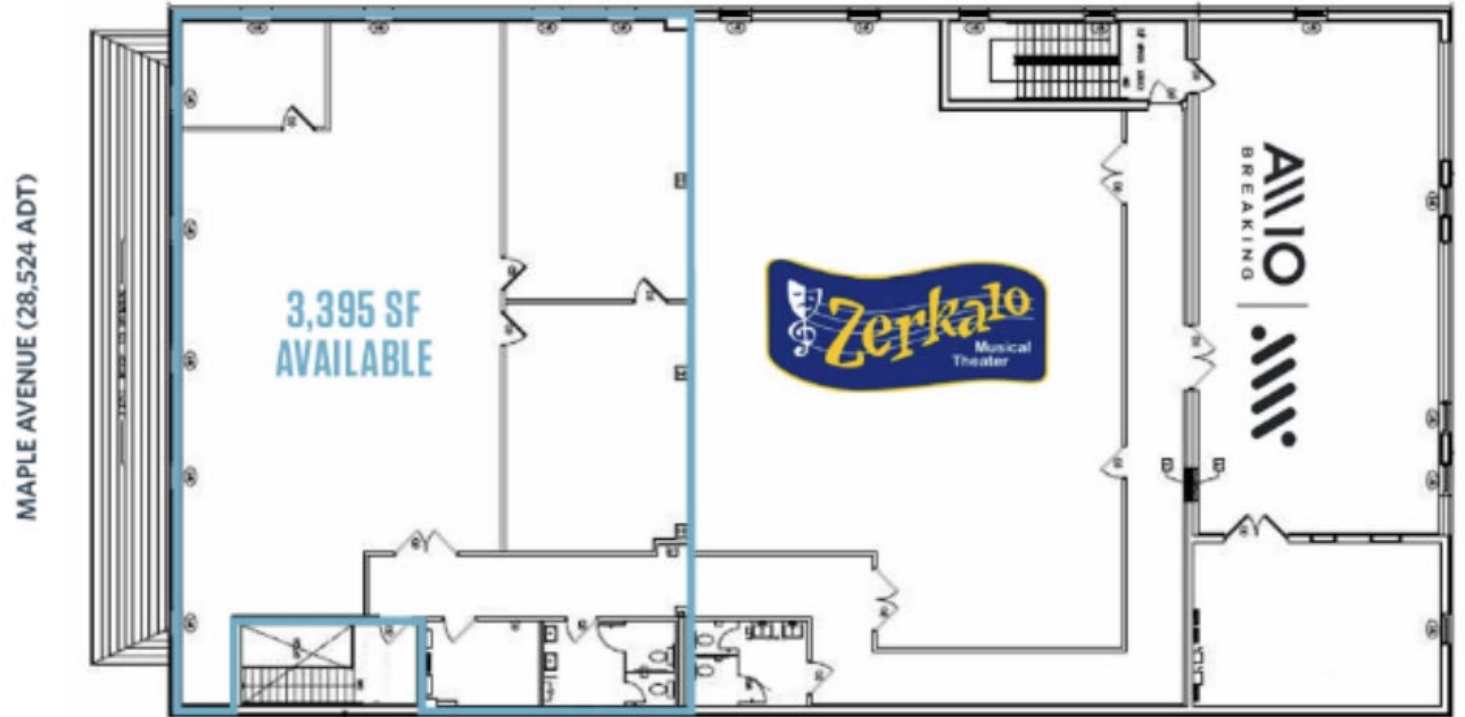


# Existing Conditions



# 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.

