

## **Clay & Kiln Club - Conditional Use Permit Narrative**

### **Clay & Kiln Club Conditional Use Permit Narrative & Code Compliance**

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](mailto:info@clayandkilnclub.com)

Phone: (571) 232-6634

#### **1. Business Description**

Clay & Kiln Club is a community-focused ceramics studio offering instructor-led group classes in wheel-throwing, handbuilding, and glazing. The studio also provides open studio hours for members, private workshops, and occasional events. The primary audience is adult learners, though occasional family workshops may be offered. All classes and activities take place indoors. A professionally installed kiln is located in a secure 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, with no residential units on site.
- Arrival and dismissal safety: The front entrance is immediately adjacent to the parking lot, with exterior lighting and ample lighting and visibility at the entrance. This ensures safe entry and exit at all times.

- Off-street parking use: Clients and students use designated spaces directly in front of the unit. 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 Conditions

#### A. 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 and zoning in mind.

#### B. Public Welfare & Property Impact:

The studio offers creative enrichment for the community with minimal environmental impact. The activities are quiet, well-scheduled, and entirely contained within the unit and secured outdoor kiln space.

#### C. Alignment with Town Comprehensive Plan:

Clay & Kiln Club supports Vienna's goals of fostering local business, promoting arts education, 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 15 individuals, 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: Monday-Saturday: 10:00 AM - 9:00 PM | Sunday: 10:00 AM - 6:00 PM
- Classes are scheduled in two time blocks:
- Morning Classes: 10:00 AM - 1:00 PM

- Evening Classes: 6:00 PM 9:00 PM

Outside 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 or 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 towns 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](mailto:info@clayandkilnclub.com)

(571) 232-6634