



STAFF REPORT COVER SHEET

July 8, 2026

ATTACHMENT 01

Address:	512 Maple Avenue West Suite 203	Case Number:	PF-2166409
Meeting Date:	7/8/2026	Applicant:	Alexey Predit, Zerkalo LLC
Board/Commission:	Planning Commission	Owner of Space Leased by Applicant:	BKC LLC
Existing Zoning:	AW Avenue West	Existing Land Use:	Mixed-Use
Brief Summary of Request:	Recommendation to Board of Zoning Appeals for a Conditional Use Permit for Specialized Instruction.		
Site Improvements:	The specialized instruction facility is located at 512 Maple Avenue West, a two-story, 16,270-square-foot building. The existing building was constructed in 1972, and the site has 56 parking spaces.		
Size of Property:	36,294 sf/0.83 acres		
Public Notice Requirements:	<ul style="list-style-type: none"> • Letters were sent on July 1, 2026, to abutting property owners/agents/occupants and subject property owners notifying them of the Planning Commission meeting. • One sign was posted in front of the lot on June 23, 2026, with the date of Planning Commission meeting and Board of Zoning Appeals hearing. • A certified letter was sent to the Fairfax County Department of Planning & Development's Planning Division on June 26, 2026. 		
Official Submission Date of Approval:	On June 8, 2026, the application was deemed by staff to be complete.		
Deadline for Action:	The BZA should take action by September 6, 2026, which is 90 days after the application was deemed complete. That date is directory, rather than mandatory; the Board does not lose jurisdiction to act after the time period has passed.		
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The subject property, 512 Maple Avenue West, is a two-story, 16,270-square-foot building that was constructed in 1972. Suite 203 is located on the second floor and is approximately 2,452 square feet. Before Zerkalo Musical Theatre, Suite 203 was most recently the location of Galaxy Dance Center.</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</p> <p>The property has a Mixed-Use future land use designation. Per the 2016 Town of Vienna Comprehensive Plan, mixed-use areas are envisioned as having a mix of uses that may include retail, office, residential, or other uses deemed appropriate in the surrounding context. As the property has previously hosted and continues to host specialized instruction businesses, this proposal is compatible with the Comprehensive Plan.</p>			

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COMPATIBILITY WITH THE ZONING ORDINANCE									
<p>The subject property is located within the Avenue West Gateway District (AW), whose standards are intended to promote a vibrant commercial use area, west of the Avenue Center district. Specialized instruction is permitted as a Conditional Use within the AW zone. Per Section 18-824.3 of the Town of Vienna Code of Ordinances, the Board of Zoning Appeals may issue a use permit for a Conditional Use provided the use for which the permit is sought:</p> <ul style="list-style-type: none"> • Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use; • Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; • Will be in accordance with the purposes of the Town’s comprehensive plan; and • Meets use-specific standards outlined in Article 3 of the Zoning and Subdivision Ordinance. <p>Staff have reviewed the application and have concluded that the application meets all four of these provisions; therefore, a commercial entity offering specialized instruction is compatible with the Town’s Zoning Ordinance.</p>									
Attachments:	<table border="0"> <tr> <td>01 – Staff Report</td> <td>05 – CUP Floor Plan</td> </tr> <tr> <td>02 – Application and Applicant Authorization Form</td> <td>06 – Relevant Regulations</td> </tr> <tr> <td>03 – CUP Narrative</td> <td>07 – Notification Affidavit</td> </tr> <tr> <td>04 – CUP Site and Parking Plan</td> <td>08 – Staff Presentation</td> </tr> </table>	01 – Staff Report	05 – CUP Floor Plan	02 – Application and Applicant Authorization Form	06 – Relevant Regulations	03 – CUP Narrative	07 – Notification Affidavit	04 – CUP Site and Parking Plan	08 – Staff Presentation
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Author:	Lyndsey Clouatre, Principal Planner								

Introduction

The applicant and owner of Zerkalo Musical Theatre, Alexey Predit, has applied for a Conditional Use Permit (CUP) pursuant to Sections 18-304 (Principal Uses Table) and 18-345 (Specialized Instruction) of the Town of Vienna Zoning and Subdivision Ordinance. The Planning Commission’s role is to review the application and provide a recommendation to the Board of Zoning Appeals, which will make the final decision on the request.

Background

This 36,294-square-foot property is located at 512 Maple Avenue West and contains a two-story building with 56 parking spaces. According to Fairfax County records, the building was constructed in 1972 and contains approximately 16,270 square feet of gross floor area. The building is zoned AW, though a small portion of the parcel’s parking lot is zoned RS-16. (See Figure 1)

Suite 203 is located on the second floor and is approximately 2,452 square feet. In addition to Zerkalo Musical Theatre, a specialized instruction business offering dance instruction is located on the second floor of 512 Maple Avenue West, and a small grocery store is planned for its first floor. Zerkalo Musical Theatre has been in operation for 15 years and has been in Suite 203, previously the home of Galaxy Dance Center (another specialized instruction business), since 2024. The business has been operating for several years without having received a CUP; receiving approval for the CUP for Specialized Instruction per Section 18-304 of the Town Code would bring the business into compliance.

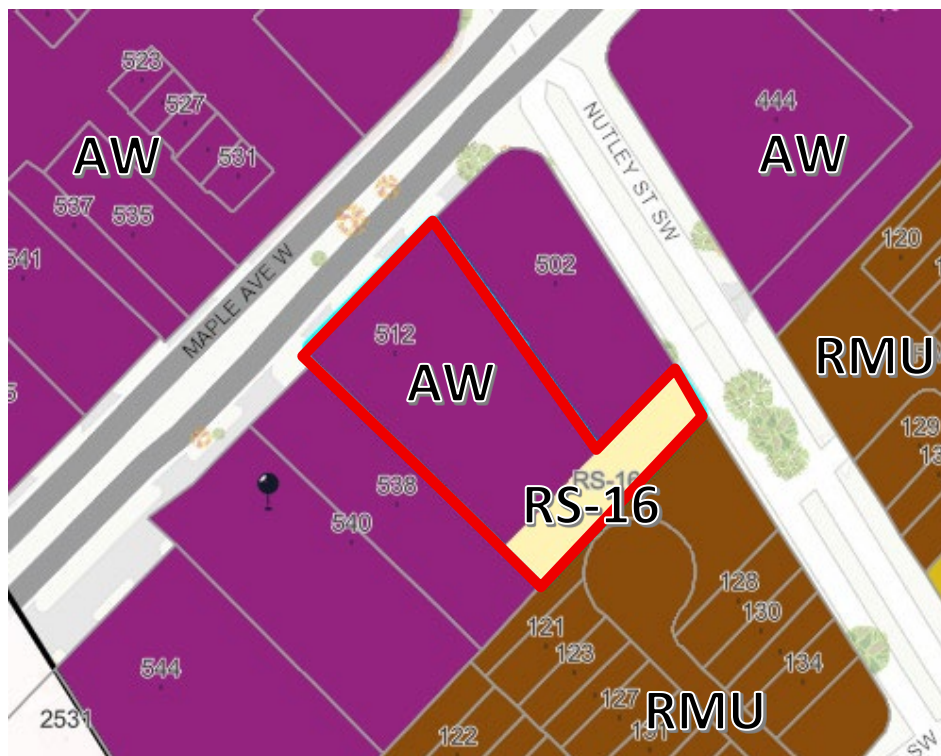


Figure 1 - Zoning map for 512 Maple Avenue West, otherwise known as Map #0383 02 0116B. The parcel is outlined in red. The entirety of the building is located in the AW Avenue West zoning district, while a small portion of parking is located in the RS-16 zoning district.

Proposal

The applicant seeks to obtain a CUP for the existing specialized instruction (musical theatre classes) business at 512 Maple Avenue West Suite 203. The classes are offered to students between 4 and 21 years old. Classes are limited to a maximum of eight students taught by two staff members.

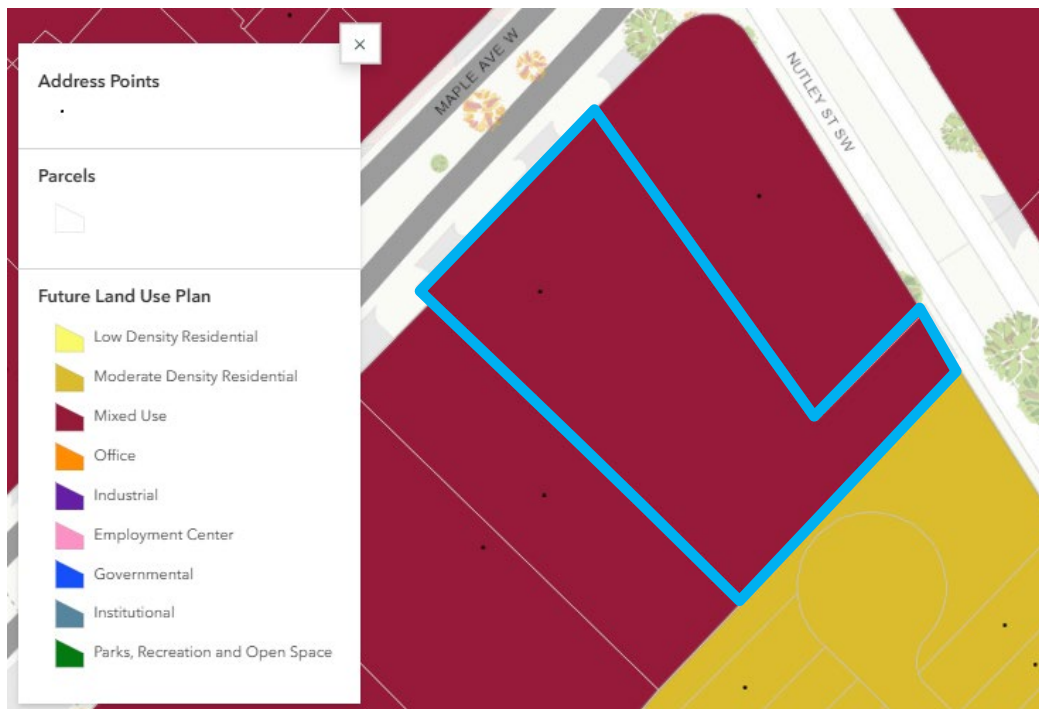


Figure 2 – Future Land Use Map with Map #0382 02 0166B, otherwise known as 512 Maple Avenue West, outlined in blue.

As indicated above in Figure 2, the Future Land Use Map of Vienna’s Comprehensive Plan, the property (outlined in blue) has a land use designation of Mixed-Use. As this business replaces another specialized instruction business and is in a building that has historically hosted a mix of uses, staff find that the proposed use is compatible with the Comprehensive Plan.

Staff Analysis

Staff find that the applicant’s request is consistent with the criteria for approval of a CUP. The applicant stated, in the narrative (Attachment 3) that they anticipate no significant impacts regarding noise, odors, trash and litter, and loading and unloading. Staff concur with this assessment. Over the years that Zerkalo Musical Theatre has operated in this space, Town staff have not received any complaints or concerns from neighboring properties or business owners.

Staff concur with the applicant that with a maximum occupancy of 10 (no more than eight students and two instructors at any given time) and instruction occurring during afternoon and evening hours during the week (4:00 PM-10:00 PM Monday-Friday) and on Saturdays (9:00 AM-10:00 PM), parking and stacking needs would be fully addressed on site. Specialized instruction uses are required to have two spaces per three employees and one space per two students; accordingly, Zerkalo Musical Theatre requires six parking spaces. With 56 parking spaces on-site,

there are ample parking spaces for staff and any adult students as well as ample spaces for parents to drop off younger students.

Compatibility with Surrounding Uses

512 Maple Avenue West has historically housed a variety of commercial establishments, including specialized instruction, and is surrounded by other commercial uses. The proposed use is compatible with all of these uses and complements the existing dance studio.

Compliance with Conditional Use Permit Criteria

Pursuant to Section 18-824 of the Town Code, a Conditional Use Permit is required for uses identified as conditional within the Zoning Ordinance. The Board of Zoning Appeals may approve a CUP if the proposed use:

- Will not adversely affect the health or safety of persons residing or working in the neighborhood;
- Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- Will be in accordance with the purposes of the Comprehensive Plan; and
- Meets the applicable use-specific standards outlined in Article 3.

Staff find that the application will not create health or safety concerns, will not be detrimental to the public welfare or injurious to the community, and is in accordance with the purposes of the Comprehensive Plan as discussed earlier in this report. Section 18-345 of the Town Code addresses use-specific standards for Specialized Instruction, which state that:

- 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.

512 Maple Avenue West is entirely commercial, fulfilling the first criterion. In the application, the applicant confirms that student arrival and dismissal will be managed to ensure student safety. The applicant further affirms that only off-street spaces will be used for student drop-off and pick-up and that drop-off and pick-up will not impede the flow of traffic; staff concurs based on available on-site parking and the small class sizes proposed by the applicant.

Required Commission/Board Approvals

The process for review and approval or denial of an application for a Conditional Use Permit (CUP) is outlined in Section 18-824 of the Town Code.

After initial staff review, the Planning Commission reviews the application in order to make a recommendation to the Board of Zoning Appeals, per Section 18-824.6.D. The Board of Zoning Appeals, per Section 18-824.6.E., reviews the application, along with the Planning Commission recommendation and public testimony, and makes the final decision. The Board may also impose conditions as it deems necessary.