



**TOWN OF
VIENNA**
since 1890

Conditional Use Permit

GeoCivix, LLC

9420 E. Golf Links Rd. Suite 108, #296 | Tucson, AZ 85730

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Project Overview

#1672646

Project Title: Manita Music Center

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 1. Application Completeness Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Anahita Khorsandi
Manita Music Center
20878 Chippoaks Forest Cir
Sterling, VA 20165
P: 703 577 4324
anahita_bk19@yahoo.com

Contact Information: Owner

Joe Berry
PBK Properties LLC
354 Maple Ave W
Vienna, VA 22180
P: 703 338 9057
joeberry3@comcast.net

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Address

Project Address: 354 MAPLE AVE W

Suite:

Parcel (PIN): Address/Parcel

- 354 MAPLE AVE W: 0383 02 0149

Town Limits: Address/Parcel

- 354 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 354 MAPLE AVE W: C-1

Project Description

Project Description:

Manita Music Center is applying for a conditional use permit to operate a private music instructions business at 354 Maple ave W, Vienna, VA. The center will provide one-on-one private music lessons and also a piano gallery which we are applying to receive a retail permit as well.

Fairfax County Building Permit Number(s): Conditional Use Permit, Commercial Certificate of Occupancy

Trade Name of Business (DBA): Manita Music Center

Business Hours: Monday-Saturday 11:00am-8:00pm

Type of Conditional Use Requested: Colleges and schools (private, elementary and high) of a noncommercial nature

Number of Proposed Employees: 0

Project Narrative:**Are you amending an existing conditional use permit?: No**

Manita Music Center is requesting a Conditional Use Permit to provide private, one-on-one piano lessons in a commercial unit located at 354 Maple Avenue West, Vienna, VA. No structural changes are planned. All instruction will be conducted by independent contractors, not employees. The facility includes 21 dedicated parking spaces, and traffic will be minimal due to the one-on-one nature of the lessons. Piano sales are also offered by appointment only. All activities comply with the zoning regulations and do not produce any excessive noise, waste, or environmental impact. Our mission is to promote music education and sustainability by refurbishing and selling used acoustic pianos.



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

☐ I am the property owner

☒ I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

at the following address: 354 Maple Ave W Vienna VA 22180

Applicant Name (fill out if owner is not applicant): Anahita Khorasandi

Signature of Applicant: [Signature] Date: 3-27-2025

Property Owner's Name: ARK PROPERTIES, LLC

Signature of Property Owner: [Signature] Date: 3-27-25