



PUBLIC NOTIFICATION AFFIDAVIT

I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

An advertisement for the Board of Zoning Appeals' public hearing with dates and time published in the Washington Times on July 1, and July 8, 2026, two weeks prior to the scheduled meeting date for July 15, 2026.

Written notices were sent by certified mail on July 1, 2026, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the subject location at 512 Maple Avenue West, on June 23, 2026, with the dates of the Planning Commission meeting and the Board of Zoning Appeals' hearing. A photo of the posted sign is attached.

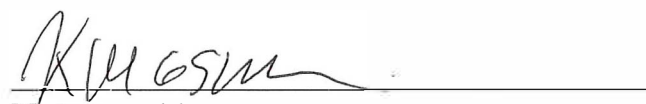
A certified letter was sent on June 26 and June 30, 2026, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Board of Zoning Appeals' hearing for a conditional use permit at property located at 512 Maple Avenue West, and more particularly described as tax map parcel 0383 02 0116B are attached.

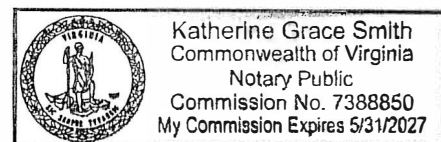

Jennifer Murphy
Board Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of July 2026.


Notary Public

My commission expires: 05/31/2027



NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS

NOTICE is hereby given pursuant to the provisions of the Code of Virginia and the Code of the Town of Vienna that a public hearing will be held by the Board of Zoning Appeals in Town Hall, 127 Center St South, Vienna, Virginia 22180, on **Wednesday, July 15, 2026**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.

2. Request for approval of a variance from Section 18-544.4., Prohibited Signs., of the Town of Vienna Zoning and Subdivision Ordinance, to install 6 LED sign boards with changeable copy on and around parking facilities at the Navy Federal Credit Union campus at 820 Follin Ln SE and 1007 Electric Avenue, in the CP Corporate Park zoning district.

3. Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a Conditional Use Permit for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district.

At said public hearing, any interested persons will be given an opportunity to express their views and speak in favor of the proposal or in opposition thereto. Copies of the proposal are available for inspection in the Department of Planning & Zoning, 1st floor, Vienna Town Hall, 127 Center Street South, Vienna, VA, 22180-5719, during regular working hours.

By order of the Board of Zoning Appeals

Michael Rettinger,
Chairman

Publication Dates: July 1st, 2026
July 8th, 2026

AD#103549

NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



APPLICATION REQUEST

Conditional Use Permit for specialized instruction.
Application filed by Alexey Predit of Zerkalo LLC.

SITE LOCATION



This is to inform you that the **Planning Commission** will hold a public meeting at:

7:30 pm • Wednesday, July 8, 2026

and the **Board of Zoning Appeals** will hold a public hearing at:

7:30 pm • Wednesday, July 15, 2026

All meetings are open to the public and held at **Town Hall, 127 Center Street, South, 2nd floor, Council Chambers.**

You are receiving this notification as a neighbor to the subject property shown above. You do not have to respond to this card. If you would like more information, please email

DPZ@viennava.gov or call 703.255.6341. Meeting materials can also be viewed online at:
<https://vienna-va.legistar.com/Calendar.aspx>

NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



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Attn: M&T Property Management
9300 B E Hampton Drive
Capital Heights MD 20743

Quantum Movement, Inc
512 Maple Ave West
Vienna, VA 22180

Vienna CW Real Estate LLC
2132 Polo Pointe Drive
Vienna, VA 22181

501 Maple West LLC
PO Box 1208
Vienna, VA 22183

Attn: Treasurer
Townes of Vienna III
Community Association Inc
4306 Evergreen Ln, Ste 101
Annandale, VA 22003

Maple Harmony Relax Spa LLC
502 Maple Ave West
Vienna, VA 22180

535 Maple Avenue LLC
8002 Hollington Place
Fairfax Station, VA 22039

BKC LLC
512 Maple Avenue West
Vienna, VA 22180

The Lab VA LLC
512 Maple Ave West
Vienna, VA 22180

Purpose HHH Legacy LLC
538 Maple Ave West
Vienna, VA 22180

Vienna Development Associates LLC
505 Main Street Ste 400
Hackensack, NJ 07601

Yousefi Vienna Building LLC
502 Maple Ave West
Vienna, VA 22180

Amazing Body Work Inc
502 Maple Ave West
Vienna, VA 22180

Vienna Dance Center LLC
512 Maple Ave W, Unit 203
Vienna, VA 22180

Zerkalo LLC
512 Maple Ave West, Unit 203
Vienna, VA 22180

C/o Armstrong Associates
Village Green Owners Assn Inc
2567 Chain Bridge Rd
Vienna, VA 22181

Townes of Vienna Section Two
Homeowners Association
C/o Zili Cheng
130 Mendon Ln SW
Vienna, VA 22180

Lavouche LLC
502 Maple Ave West
Vienna, VA 22180

Aesthetic & Laser Plastic Surgery Center
502 Maple Ave West
Vienna, VA 22180



APPLICATION TYPE: Conditional Use Permit

PROPOSAL:

Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at Zerkalo Musical Theater located at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district.

PROPERTY ADDRESS: 512 Maple Avenue West

MEETING DATE(S):

Planning Commission: Wednesday, July 8, 2026, 7:30 p.m.

Board of Zoning Appeals: Wednesday, July 15, 2026, 7:30 p.m.

512 MAPLE AVE W PUBLIC NOTICE



512 MAPLE AVE W PUBLIC NOTICE



June 26, 2026

Attn: Tracy Strunk
Fairfax County Department of Planning & Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035-5507

Re: Notice of Public Meeting

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent counties and municipalities:

"When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification, or an application for special exception or variance involves any parcel of land located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the advertising and written notification as above required, written notice shall also be given by the local commission, or its representative, at least ten days before the hearing to the chief administrative officer, or his designee, of such adjoining county or municipality."

Therefore, in accordance with the above regulations, please let this letter serve to inform you that the Town of Vienna's Planning Commission will hold a public meeting to review the following:

- Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district. Application filed by Alexey Predit on behalf of Zerkalo LLC, owner.

The Planning Commission will review the previously listed item, providing recommendation to the Board of Zoning Appeals. Scheduled meeting dates are as follows:

- **Wednesday, July 8, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, July 15, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals**

Interested parties may contact the Department of Planning & Zoning, on the first floor of Vienna Town Hall. Agenda items can also be reviewed online up to five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>.

In the event that the item is rescheduled, continued, or deferred you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning by phone, (703) 255-6341 or by email: DPZ@Viennava.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levy", with a stylized flourish at the end.

David B. Levy, AICP
Director of the Department of Planning & Zoning
Town of Vienna, VA



June 30, 2026

Attn: Tracy Strunck
Fairfax County Department of Planning & Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035-5507

Re: Notice of Hearing

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent counties and municipalities:

"When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification or an application for special exception or variance involves any parcel of land located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the advertising and written notification as above required, written notice shall also be given by the local commission, or its representative, at least ten days before the hearing to the chief administrative officer, or his designee, of such adjoining county or municipality."

Therefore, by the above regulations, please let this letter serve to inform you that the Town of Vienna Board of Zoning Appeals is holding a public hearing in the Vienna Town Hall at 127 Center St S, Vienna, VA 22180, on **Wednesday, July 15, at 7:30 pm** to consider the following:

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.
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Federal Credit Union campus at 820 Follin Ln SE and 1007 Electric Avenue, in the CP Corporate Park zoning district.

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Interested parties may contact the Department of Planning & Zoning, on the first floor of the Town Hall. Agenda items can also be reviewed online five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>. In the event that the Town Council reschedules, continues, or defers the application, you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning at 703.255.6341 or by Email at DPZ@Viennava.gov.

Sincerely,



Andrea West
Zoning Administrator
Department of Planning and
Zoning Town of Vienna, VA