

TOWN OF  
**VIENNA**  
Planning & Zoning

### 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 § 18-214 of the Code of the Town of Vienna.

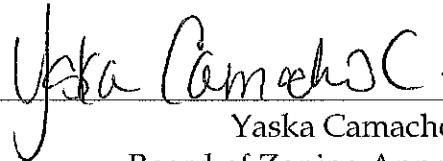
Postcard notices were sent by certified mail on April 2, 2025, and by regular mail on April 3, 2025, to the last known address of each adjoining, adjacent, and abutting property owner (including those located across rights-of-way) shown on the current real estate tax assessment records. A list of the surrounding addresses is attached and based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the business located at 512 Mill St NE on March 28, 2025, with dates of the Planning Commission meeting and the **Board of Zoning Appeals** public hearing. A photo of the posted sign is attached.

A letter was sent on April 4, 2025, to Fairfax County's Department of Planning & Development Planning Division.


A legal notice was posted in the Washington Times newspaper on April 2<sup>nd</sup>, 2025, and April 9<sup>th</sup>, 2025, (two consecutive weeks), prior to the meeting.

Copies of the notices pertaining to the date, time, and location of the Board of Zoning Appeals meeting for a conditional use permit for the property located at 512 Mill St NE, in the M Mill zoning district and more particularly described as tax map parcels 0382 02 0147 are attached.

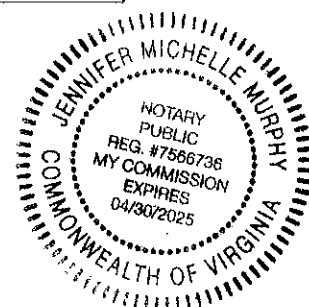
  
\_\_\_\_\_  
Yaska Camacho Castillo  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 6<sup>th</sup> day of April, 2025.

  
\_\_\_\_\_  
Notary Public

My commission expires: 4/30/2025





March 28, 2025

Catherine Sircy  
Strike3 LLC  
514 Mill Street NE  
Vienna, VA 22180

Re: Applicant Notification

This letter serves to notify you that a meeting has been scheduled with the Planning Commission for **Wednesday, April 9, 2025, at 7:30 pm** for the following review:

Request for recommendation for conditional use permit to the Board of Zoning Appeals for specialized instruction for Colby Fastpitch, at property located at 512 Mill St NE, in the M Mill zoning district

The Planning Commission will review the application providing a recommendation to the Board of Zoning Appeals (BZA). The BZA will hold a public hearing to make a determination. Public meetings dates are as follows:

Wednesday, April 9, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission  
Wednesday, April 16, 2025, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levey", written in a cursive style.

David B. Levey, AICP  
Director of Planning & Zoning  
Town of Vienna, VA

# NOTICE OF PUBLIC MEETING

RE: 512 Mill Street NE - Colby Fastpitch LLC



## APPLICATION REQUEST

Conditional Use Permit for specialized instruction. Application filed by Catherine Sircy of Strike3 LLC, business owner.

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

**7:30 pm • Wednesday, April 9, 2025**

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

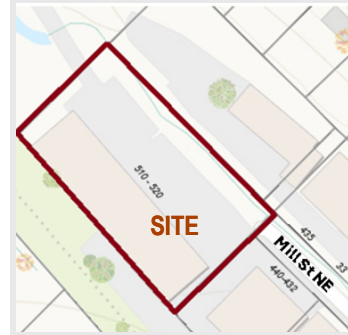
**7:30 pm • Wednesday, April 16, 2025**

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

## SITE LOCATION



# NOTICE OF PUBLIC MEETING

RE: 512 Mill Street NE - Colby Fastpitch LLC



## APPLICATION REQUEST

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## SITE LOCATION



500 Mill Street LLC  
C/o Kevin A Williams  
PO Box 1565  
Vienna, VA 22183

500 Mill Street LLC  
C/o Kevin A Williams  
PO Box 1565  
Vienna, VA 22183

500 Mill Street LLC  
C/o Kevin A Williams  
PO Box 1565  
Vienna, VA 22183

Capital Building Supply, Inc.  
8429 Euclid Avenue  
Manassas, VA 20111

Capital Building Supply, Inc.  
8429 Euclid Avenue  
Manassas, VA 20111

Capital Building Supply, Inc.  
8429 Euclid Avenue  
Manassas, VA 20111

Spir-Oh Associates, LLC  
742 Florence Place  
Herndon, VA 20170

Spir-Oh Associates, LLC  
742 Florence Place  
Herndon, VA 20170

Spir-Oh Associates, LLC  
742 Florence Place  
Herndon, VA 20170

Northern VA Regional Park Authority  
5400 Ox Rd  
Fairfax, VA 22039

Northern VA Regional Park Authority  
5400 Ox Rd  
Fairfax, VA 22039

Northern VA Regional Park Authority  
5400 Ox Rd  
Fairfax, VA 22039

Clean Advantage Corporation  
DBA Buswell & Bennett Commercial Cleaning  
440 Mill St NE  
Vienna, VA 22180

Clean Advantage Corporation  
DBA Buswell & Bennett Commercial Cleaning  
440 Mill St NE  
Vienna, VA 22180

Clean Advantage Corporation  
DBA Buswell & Bennett Commercial Cleaning  
440 Mill St NE  
Vienna, VA 22180

Elite Athletic Performance LLC  
DBA Crossfit Mill Street  
432-436 Mill St NE  
Vienna, VA 22180

Elite Athletic Performance LLC  
DBA Crossfit Mill Street  
432-436 Mill St NE  
Vienna, VA 22180

Elite Athletic Performance LLC  
DBA Crossfit Mill Street  
432-436 Mill St NE  
Vienna, VA 22180

Versailles Gallery LLC  
510 Mill Street NE #A  
Vienna, VA 22180

Versailles Gallery LLC  
510 Mill Street NE #A  
Vienna, VA 22180

Versailles Gallery LLC  
510 Mill Street NE #A  
Vienna, VA 22180

Diventures Virginia LLC  
510 Mill Street NE  
Vienna, VA 22180

Diventures Virginia LLC  
510 Mill Street NE  
Vienna, VA 22180

Diventures Virginia LLC  
510 Mill Street NE  
Vienna, VA 22180

Dominion Dive Club LLC  
510 Mill Street NE #B  
Vienna, VA 22180

Dominion Dive Club LLC  
510 Mill Street NE #B  
Vienna, VA 22180

Dominion Dive Club LLC  
510 Mill Street NE #B  
Vienna, VA 22180

Pitchers Edge LLC  
514-516 Mill Street NE  
Vienna, VA 22180

Pitchers Edge LLC  
514-516 Mill Street NE  
Vienna, VA 22180

Pitchers Edge LLC  
514-516 Mill Street NE  
Vienna, VA 22180

Odat LLC  
Air Treatment Company  
518 Mill Street NE  
Vienna, VA 22180

Odat LLC  
Air Treatment Company  
518 Mill Street NE  
Vienna, VA 22180

Odat LLC  
Air Treatment Company  
518 Mill Street NE  
Vienna, VA 22180

Caboose Brewing Co  
520 Mill Street NE  
Vienna, VA 22180

Caboose Brewing Co  
520 Mill Street NE  
Vienna, VA 22180

Caboose Brewing Co  
520 Mill Street NE  
Vienna, VA 22180

Tosato USA LLC  
520 Mill Street NE #A  
Vienna, VA 22180

Tosato USA LLC  
520 Mill Street NE #A  
Vienna, VA 22180

Tosato USA LLC  
520 Mill Street NE #A  
Vienna, VA 22180



April 4, 2025

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, in accordance with 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, April 16, 2025, at 7:30 pm** to consider the following:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district.
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for

Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

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](mailto:DPZ@Viennava.gov).

Sincerely,



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



FURNITURE GALLERY  
frenchfurniture.com  
703-255-0555  
-1199

Mar 28, 2025 at 2:34:13 PM  
438 Mill St NE  
Vienna VA 22180  
United States

# PUBLIC NOTICE TOWN OF VIENNA

## PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT



SCAN CODE TO LEARN MORE

**PROPERTY ADDRESS: 512 Mill St NE - Colby Fast Pitch**

**TO PERMIT: Specialized instruction in the M - Mill zoning district.**

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 9, 2025, AT 7:30 PM.  
PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, April 16, 2025, AT 7:30 PM.  
BOARD OF ZONING APPEALS (consideration of CUP)

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING  
(703) 255-6341 or [DPZ@viennava.gov](mailto:DPZ@viennava.gov)  
<https://vienna-va.legistar.com/Calendar.aspx>

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED  
UNDER PENALTY OF LAW**

## CALL 703-255-6300

**WWW.VIENNAVA.GOV**

**TOWN HALL**

**127 CENTER STREET S**

**DO NOT REMOVE OR DEFACE  
UNDER PENALTY OF LAW**



Mar 28, 2025 at 2:34:08 PM  
438 Mill St NE  
Vienna VA 22180  
United States



**PUBLIC NOTICE  
TOWN OF VIENNA**

**PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
CONDITIONAL USE PERMIT**

PROPERTY ADDRESS: 512 Mill St NE - Colby Fast Pitch  
TO PERMIT Specialized instruction in the M - Mill zoning district.

TOWN HALL - 127 CENTER ST S. ON Wednesday, April 9, 2025, AT 7:30 PM  
PLANNING COMMISSION (recommendation for CUP)  
AND ON Wednesday, April 16, 2025, AT 7:30 PM  
BOARD OF ZONING APPEALS (consideration of CUP)

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(703) 255-6341 or DPZ@viennava.gov  
<https://viennava.legistar.com/Calendar.aspx>

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**CALL 703-255-6300  
WWW.VIENNAVA.GOV  
TOWN HALL  
127 CENTER STREET S**

**DO NOT REMOVE OR DEFACE  
UNDER PENALTY OF LAW**



# 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, April 16, 2025**, beginning at 7:30 PM on the following:

## Public Hearing:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park 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  
Joseph Lowther, Chairman

Publication Dates: April 2nd, 2025  
April 9th, 2025

AD#91899