



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.

Written notices were sent by registered mail on June 6, 2025, 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.

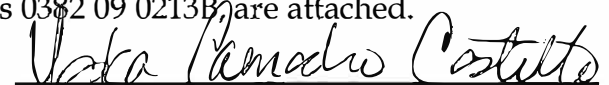
One sign was posted in front of the subject location, 209 Berry St SE, on June 4, 2025, with the dates of the Plannings Commission meeting and the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on June 6, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on June 6, 2025, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on June 4, 2025, and June 11, 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 variance for the property located at 209 Berry St SE and more particularly described as tax map parcels 0382 09 0213B are attached.

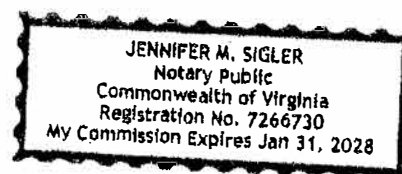

Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 5th day of June, 2025.


Notary Public

My commission expires: 1-31-28



Applicant - Diana Hernandez
The Gift of Language Center
8214 Old Courthouse Rd
Vienna, VA 22182

Owner- Russo John A Jr & Motlagh-Russo Yasmin
209 Berry St SE Vienna, VA 22180

Motlagh Amir, Motlagh Rouhi & Sharifi Shahin Sean
205 Berry St SE Vienna, VA 22180

Tabatabai Parvin
215 Berry St SE Vienna, VA 22180

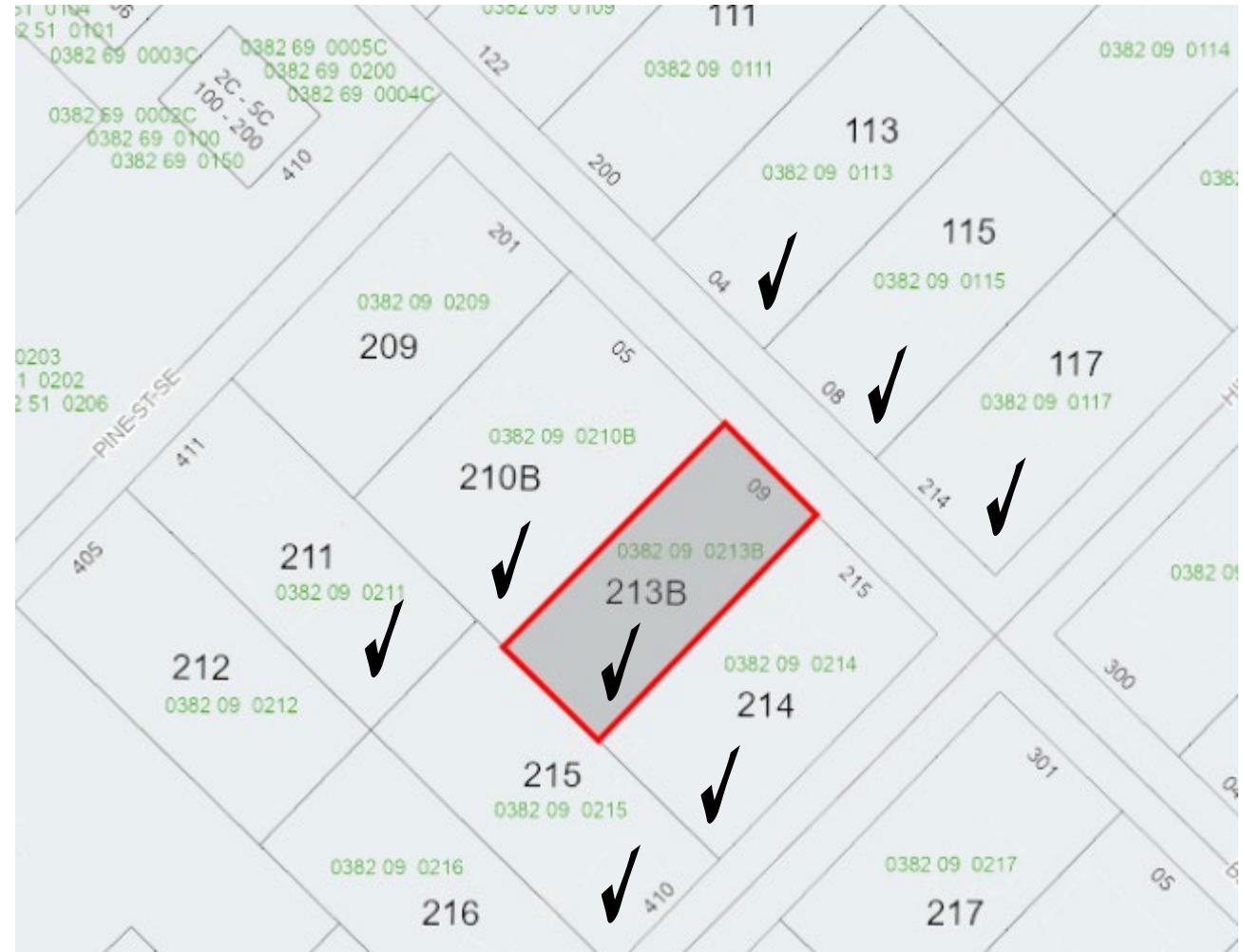
Edelen Charles J & Edelen Julia A
410 Hine St SE Vienna, VA 22180

Majdi Mandana M & Majdi Shahryar M
411 Pine St SE Vienna, VA 22180

Hausler Richard W
8713 Duvall St Fairfax, VA 22031

Galloway Tabb Pamela Y & Tabb Roy A
204 Berry St SE Vienna, VA 22180

Savage Robin
214 Berry St SE Vienna, VA 22180





June 6, 2025

Diana Hernandez
8214 Old Courthouse Rd
Vienna, VA 22182

Re: 209 Berry St SE – Conditional Use Permit

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request for approval of a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2–5) at 209 Berry St SE, in the RS-16 zone.

The meeting will be held at **7:30 p.m. on Wednesday, June 18, 2025**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, June 13th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. Please note that someone **must** be present at the meeting to represent this application.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Planning Specialist I
Clerk to the Board of Zoning Appeals
Yaska.Camacho@viennava.gov
(703) 255-6348



June 6, 2025

Re: 209 Berry St SE – Conditional Use Permit

Dear Property Owner,

Please be advised that an application has been submitted to the Board of Zoning Appeals to consider the request for a Conditional Use Permit by The Gift of Language Center, as per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2–5) at 209 Berry St SE, in the RS-16 zone.

The meeting will be held at **7:30 p.m. on Wednesday, June 18, 2025**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, June 13th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. If you have any questions, please contact the Department of Planning and Zoning at 703-255-6341.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Planning Specialist I
Clerk to the Board of Zoning Appeals
Yaska.Camacho@viennava.gov
(703) 255-6348



June 6, 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, 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, June 18, 2025, at 7:30 pm** to consider the following:

1. The Board of Zoning Appeals will consider a request by Future Innovators of Vienna, LLC (iCode Vienna) for a Conditional Use Permit, per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.
2. The Board of Zoning Appeals will consider a request by The Gift of Language Center for a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 zone.

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

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, June 18, 2025**, beginning at 7:30 PM on the following:

Public Hearing:

1. The Board of Zoning Appeals will consider a request by Future Innovators of Vienna, LLC (iCode Vienna) for a Conditional Use Permit, per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.

2. The Board of Zoning Appeals will consider a request by The Gift of Language Center for a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 zone.

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: June 4th, 2025
June 11th, 2025

AD#93773

Jun 4, 2025 at 3:39:50 PM
209 Berry St SE
Vienna VA 22180
United States

PUBLIC NOTICE TOWN OF VIENNA

PUBLIC MEETING PLANNING COMMISSION BOARD OF ZONING APPEALS



SCAN CODE TO LEARN MORE

PROPERTY ADDRESS: 209 Berry Street SE
The Gift of Language Center

PROPOSAL: Request for a Family Day Home to care for up to 12 children (ages 2-5), in the RS-16 zone.

TOWN HALL - 127 CENTER ST. S., on Wednesday, June 11, 2025, AT 7:30 PM

PLANNING COMMISSION (recommendation for CUP)

And on Wednesday, June 18, 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

<https://vienna-va.legistar.com/Calendar.aspx>

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

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

Board of Zoning Appeals
Request approval for a Conditional Use Permit
from Section §18-304 of the Vienna Town Code.

PROPERTY ADDRESS: 209 Berry ST SE.

To consider a request by The Gift of Language Center for a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2–5) at 209 Berry St SE, in the RS-16 zone.

**A Public Hearing is being held at Town Hall, 127 Center St. S, Vienna,
VA 22180, on Wednesday, June 18, 2025, at 7:30 PM.**

**Inquiries can be directed to the Planning & Zoning office at
703-255-6341.**

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