



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.

Two signs were posted at the subject location, addressed 101 Maple Avenue East on September 25, 2024, with dates for the Planning Commission and Vienna Town Council meeting dates. A photo of the posted sign is attached.

A certified letter was sent on September 27, 2024, to Fairfax County Department of Planning & Development Planning Division.

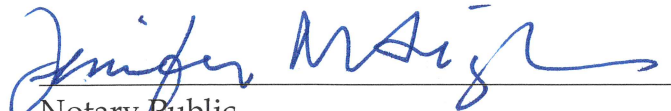
Written notices were sent by registered mail on October 2, 2024, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

Copies of the notice, pertaining to the date, time and location of the Planning Commission meeting for property addressed 101 Maple Avenue East and more particularly described as tax map parcel 0384 02 0142, are attached.

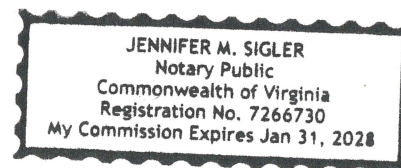

 Jennifer Murphy
 Planning Commission Clerk

Commonwealth of Virginia
 Town of Vienna

Subscribed and sworn before me this 3rd day of October 2024.


 Notary Public

My commission expires: 1-31-28



PUBLIC HEARING

PLANNING COMMISSION



SCAN CODE TO LEARN MORE

Wednesday, October 9, 2024, 7:30 PM

TOWN HALL, 127 CENTER ST. S, 2nd FLOOR

PROPERTY ADDRESS: 101 Maple Ave E

PROPOSAL: A request for review by the Planning Commission for the proposed development of a public library and parking garage at 101 Maple Avenue E, the current site of the Patrick Henry Library, located in the AE Avenue East Gateway District. The items to be reviewed include:

1. Determination of whether the project conforms with the adopted Comprehensive Plan, as required by §15.2-2232 of the Code of Virginia.
2. A recommendation to Town Council regarding proposed Modifications of Requirements for front and rear yard setbacks and tree canopy coverage.
3. A recommendation to Town Council regarding the proposed landscape plans.

Sep 25, 2024 at 3:42:02 PM
102 Maple Ave E
Vienna VA 22180
United States



PUBLIC NOTICE
TOWN OF VIENNA

PUBLIC NOTICE

CALL 703-255-4200

WWW.VIENNAVA.GOV

102 MAPLE AVENUE E
VIENNA, VA 22180

FOR MORE INFORMATION OR TO REQUEST A COPY OF THIS NOTICE, PLEASE CONTACT THE TOWN OF VIENNA AT 703-255-4200.

Sep 25, 2024 at 3:32:14 PM

101 Maple Ave E

Vienna VA 22180

United States

**PUBLIC NOTICE
TOWN OF VIENNA**

**PUBLIC HEARING
PLANNING COMMISSION**



SCAN CODE TO LEARN MORE

Wednesday, October 9, 2024, 7:30 PM

TOWN HALL, 127 CENTER ST. S, 2nd FLOOR

PROPERTY ADDRESS: 101 Maple Ave E

PROPOSAL: A request for review by the Planning Commission for the proposed development of a public library and parking garage at 101 Maple Avenue E, the current site of the Patrick Henry Library, located in the AE Avenue East Gateway District. The items to be reviewed include:

1. Determination of whether the project conforms with the adopted Comprehensive Plan, as required by §15.2-2232 of the Code of Virginia.
2. A recommendation to Town Council regarding proposed Modifications of Requirements for front and rear yard setbacks and tree canopy coverage.
3. A recommendation to Town Council regarding the proposed landscape plans.

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

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

Sep 25, 2024 at 3:32:37 PM
101 Maple Ave E
Vienna VA 22180
United States





September 27, 2024

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 will hold a public hearing and meeting to review the following:

A request for review by the Planning Commission for the proposed development of a public library and parking garage at 101 Maple Avenue E, the current site of the Patrick Henry Library, located in the AE Avenue East Gateway District. The items to be reviewed include:

1. Determination of whether the project conforms with the adopted Comprehensive Plan, as required by §15.2-2232 of the Code of Virginia.
2. A recommendation to the Vienna Town Council regarding proposed Modifications of Requirements for front and rear yard setbacks and tree canopy coverage.
3. A recommendation to the Vienna Town Council regarding the proposed landscape plans.

The Planning Commission will review the previously listed items, providing recommendations to Vienna Town Council. Scheduled hearing dates are as follows:

- Wednesday, October 9, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, October 28, 2024, at 7:30 pm, Vienna Town Hall – Vienna Town Council

Interested parties may contact the Department of Planning & Zoning, first floor of 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 extending from the end.

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



October 2, 2024

Re: Patrick Henry Library, 101 Maple Avenue East

Dear neighboring property owner,

The **Patrick Henry Library**, located at **101 Maple Avenue East**, is undergoing redevelopment. As part of this process, review is required with certain Town of Vienna boards and commissions. This letter serves to notify you of upcoming scheduled meeting dates, times, and contact information for questions.

On **Wednesday, October 9, 2024, at 7:30 pm**, in Vienna Town Hall the **Planning Commission** is scheduled to hold a public hearing on the proposed development of a public library and parking garage, on the following:

1. Determination of whether the project conforms with the adopted Comprehensive Plan, as required by §15.2-2232 of the Code of Virginia.
2. A recommendation to the Vienna Town Council regarding proposed Modifications of Requirements for front and rear yard setbacks and tree canopy coverage.
3. A recommendation to the Vienna Town Council regarding the proposed landscape plans.

This being a public hearing, members of the public are invited to comment at the meeting. Comments may also be emailed to the Clerk to the Commission before the close of business on Tuesday, October 8th: jmurphy@viennava.gov. The agenda and supporting materials for this meeting will be posted online: <https://vienna-va.legistar.com/Calendar.aspx> by close of business on Friday, October 4, 2024.

On **Thursday, October 17, 2024**, the **Board of Architectural Review** will hold a public meeting to review the proposed library and garage, on the following:

1. A recommendation to the Vienna Town Council regarding the proposed landscape plans.
2. Determination of Certificate of Approval for the proposed architecture and site elements.

This is a public meeting. Members of the public can attend and comment on the items being reviewed. The agenda and supporting materials for this meeting will be posted online at the link provided, by the close of business on Friday, October 11, 2024.

On **Monday, October 28, 2024**, the **Town Council** will review an application for the proposed library and garage on the following:

1. Request for approval of Modifications of Requirements for front and rear yard setbacks and tree canopy coverage.
2. Request for approval of the proposed landscape plan.

The Town Council will not have a public comment portion for the items reviewed during the meeting. However, interested parties can submit written comments before the close of business on Friday, October 25 by email to mclark@viennava.gov or by mail to Vienna Town Hall, c/o Town Clerk, 127 Center St S, Vienna, VA 22180. The agenda and supporting materials for this meeting will be posted online at the link provided on the first page of this letter, by the close of business on Wednesday, October 23, 2024.

In the event that the scheduled public hearing is rescheduled, continued, or deferred you will be re-notified. All interested parties may contact the Department of Planning & Zoning for any questions.

- E-mail dpz@viennava.gov
- Call 703-255-6341
- Stop by the first floor of Town Hall, 127 Center St S.

Additionally, project updates will be available on the Town's Development Activity and Current Planning page: <https://www.viennava.gov/your-government/town-departments-at-your-service/planning-and-zoning/development-activity-and-current-planning>

Sincerely,



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

Fairfax County Board of Supervisors
Attn: FMD Real Estate Services
12000 Government Centre Pkwy, Ste 424
Fairfax, VA 22035

TLMC & M LLC,
133 Maple Avenue E, suite 200
Vienna, VA 22180

East Maple LLC
133 Maple Avenue E, suite 206
Vienna, VA 22180

Melinda G Geartner TR
Richard L Geartner Jr TR
133 Maple Avenue E, unit 300
Vienna, VA 22180

133 Maple Avenue East 306 LLC
133 Maple Avenue E, Unit 306
Vienna, VA 22180

Speakeasy Real Estate Holding, LLC
132 W Broad Street
Falls Church, VA 22046

Papadopoulos Fatalas Eleftherios L TR
8295 Falcon Glen Rd
Warrenton, VA 20186

133Maple LLC
133 Maple Avenue E, suite 204
Vienna, VA 22180

JDC Mills Vienna, LLC
C/o J Donegan Company
14001 C Saint German Dr, Unit 650
Centreville, VA 20121

Abraham Family LP
126 Maple Avenue East
Vienna, VA 22180

Owner
102 Maple Avenue East
Vienna, VA 22180

Maple Center Investors, LLC
103 Center Street North
Vienna, VA 22180

Chahel Establishments, LLC
102 Maple Avenue West
Vienna, VA 22180

McDiarmid Associates, LLC
390 Maple Avenue East
Vienna, VA 22180

Electric and Power Co. Virginia
C/o Blaine Garrett
PO Box 27007
FL 12th Dominion Researchers. Inc.
Richmond, VA 23261

School Board of Fairfax County
8115 Gatehouse Rd
Falls Church, VA 22042

