



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.

Written notices were sent by registered mail on November 8, 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.

One sign was posted in front of the subject location, 430,440,444 Maple Ave W on November 8, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on November 8, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on November 8, 2024, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on November 6, 2024, and November 13, 2024, (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 430,440,444 Maple Ave W and more particularly described as tax map parcels 0383 02 0139, 0383 02 0140, 0383 02 0141 are attached.

Yaska Camacho C.

Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 8th day of November, 2024.

April M. [Signature]
Notary Public

My commission expires: 4/30/2025



Jones-Lovell Enterprise LLC
9617 Verdict Dr Vienna, VA 22181

Daniel Mclean & Sheila Mclean TR
416 Millwood Ct SW Vienna, VA 22180

Townes of Vienna Inc.
C/O Pete Zouras
408 Millwood Ct SW Vienna, VA 22180

Norman and Ruthie Simmons
407 Roland St SW Vienna, VA 22180

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

Owner
Attn: M&T Property Management
9300 B, E. Hampton Dr. Capitol Heights, MD 20743

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

501 Maple West LLC
PO Box 1208 Vienna, VA 22183

VEI Vienna LLC
6241 A Falls Rd Ste 202 Baltimore, MD 21209

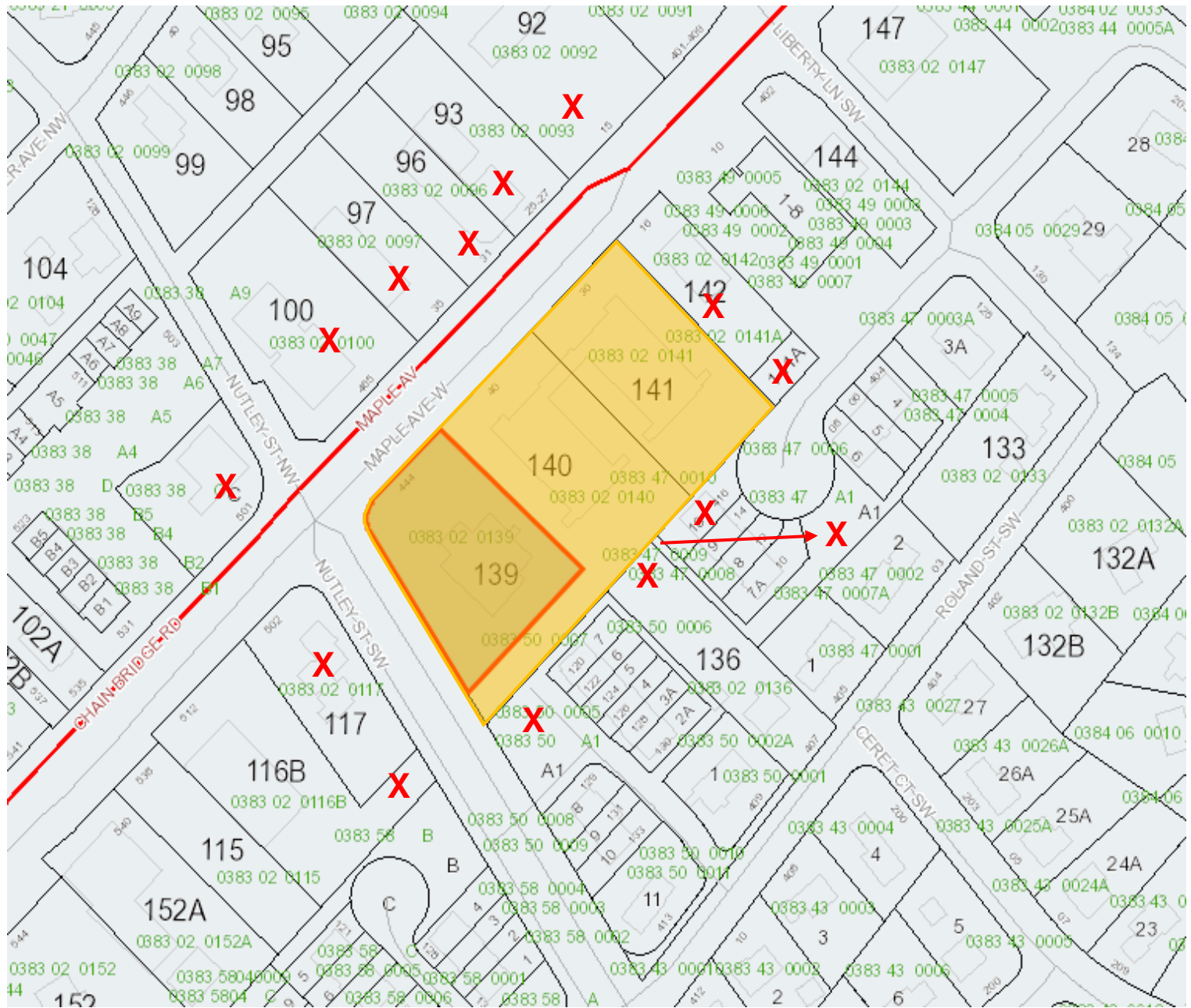
Leopard Equities LLC
6908 Southridge Dr McLean, VA 22101

MAVV LLC
PO Box 59153 Potomac, MD 20859

GARSAY Properties LLC
10001 Georgetown Pike Ste 1557 Great Falls, VA 22066

415 Maple Avenue LLC
6025 G Burke Centre Parkway Burke, VA 22015

Vienna Development Associates LLC
505 Main St STE 400 Hackensack, NJ 07601





November 8, 2024

Re: 430, 440, 444 Maple Ave W - Request for an Appeal of the Zoning Administrator's Determination

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to request to hear an appeal of the Zoning Administrator Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June 2021. The meeting will be held on Wednesday, November 20, 2024, at 7: 30 PM at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

If you have any questions, please call 703 255-6341.

Sincerely,

Yaska Camacho Castillo
Clerk to the Board
Town of Vienna, VA

Nov 8, 2024 at 1:04:39 PM
100-164 Nutley St SW
Vienna VA 22180
United States

STAY OFF THE CROSSING
Watch For
Vehicles

DON'T START
Push Crossing
Button
TIME REMAINING
To Finish Crossing

DON'T CROSS
PUSH BUTTON
TO CROSS

RETAIL SPACE
AVAILABLE
410-626-9607
HEKEMIAN

**PUBLIC NOTICE
TOWN OF VIENNA**

Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the
Vienna Town Code.

PROPERTY ADDRESS: 430, 440, 444 Maple Avenue W.
Request to hear an appeal of the Zoning Administrator's determination to determine
with the amendments of Section 18-820 of the Code of Ordinances of the Town of Vienna
the use of 430, 440, 444 Maple Avenue W. and Subdivisions of Zoning Administrator's decision, of
430, 440, 444 Maple Avenue W. Vienna, Virginia, affecting property located at
430, 440, 444 Maple Avenue W. in the 4th Avenue West zoning district. 0001 00 0110, 0100 00
0000. Other information, including a copy of the application, is available at the
Planning & Zoning Office, 127 Center Street, S. Vienna, VA 22180.

A Public Hearing is being held at Town Hall, 127 Center St. S. Vienna, VA 22180, on
Wednesday, November 20, 2024, at 7:30 PM. The hearing will be held in the
Planning & Zoning Office at 703-255-6300.

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACTED
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**

Nov 8, 2024 at 1:04:46 PM
444 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the
Vienna Town Code.

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, November 20, 2024, 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

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW

Nov 8, 2024 at 1:06:01 PM
444 Maple Ave W
Vienna VA 22180
United States



PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the
Vienna Town Code.

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.
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with the requirements of Section 18-820 Appeals of Zoning Administrator Decision, of
the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at
430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02
0140, 0383 02 0141, in the 4th Avenue West zoning district. Filed by Sara Mariska, of
Cain Feldman Hoffman, on behalf of Vienna Development Associates LLC, property
owner.

A Public Hearing is being held at Town Hall, 127 Center St. S, Vienna, VA 22180, on
Wednesday, November 20, 2024, at 7:30 PM. Inquiries can be directed to the
Planning & Zoning office at 703-255-6341.

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACTED
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**

Nov 8, 2024 at 1:06:07 PM
444 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE

TOWN OF VIENNA

**Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the
Vienna Town Code.**

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

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A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, November 20, 2024, 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**

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

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

Nov 8, 2024 at 1:16:47 PM

430 Maple Ave W

Vienna VA 22180

United States

PUBLIC NOTICE

TOWN OF VIENNA

Board of Zoning Appeals

Request an Appeal to the Zoning Administrator's Determination from Section §18-820 of the Vienna Town Code.

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

Request to hear an appeal of the Zoning Administrator's Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, November 20, 2024, 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**

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

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

Nov 8, 2024 at 1:16:40 PM
430 Maple Ave W
Vienna VA 22180
United States



November 8, 2024

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, November 20, 2024, at 7:30 pm** to consider the following:

1. Request for approval of variances from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Buildable Lot Dimensions, of the Town of Vienna Zoning Code, to create a new non-conforming lot from existing non-conforming parcels, known as 0384 03 0061 (Lots 61 & 62), to construct a single-unit dwelling on the newly created lot, on a portion of the parcels known as 130 Wilmar Place NW, in the RS-10, Single-Unit Detached Residential zone. The proposed non-conforming lot will not meet the following Buildable Lot Dimensions: 1) Lot area, 2) Lot Width at Front Building Line, and 3) Lot Width at Midline.
2. Request for approval of variances from 1) Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, 2) Section 18-219, Residential Coverage, and 3) Section 18-213 Lot Coverage, 2.A. Outdoor living coverage., of the Town of Vienna Zoning Code, to construct: A) A covered deck, and B) an addition to the rear of the property, attached to an existing non-conforming single-

family dwelling located at 409 East Street NE, in the RS-10, Single-Family Detached Residential zone. The proposed structures will encroach into the required rear yard setback of 35 feet, exceed the 25% lot coverage requirement, and deviate from the standards of Outdoor Living Coverage.

3. Request for approval of a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback.
4. Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck on the rear of an existing conforming dwelling, located at 1201 Ross Dr SW, in the RS-10, Single-Family Detached Residential zone. The proposed structure will encroach into the required rear yard setback of 35 feet.
5. Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 020140, 0383 02 0141, in the AW - Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June of 2021.

Interested parties may contact the Department of Planning & Zoning, first floor of 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



TOWN OF
VIENNA
Planning & Zoning

November 8, 2024

Odin, Feldman & Pittleman, P.C.
ATTN: Sara Mariska
1775 Wiehle Ave #400
Reston, VA 20190

Re: 430, 440, 444 Maple Ave W – Request for an Appeal of the Zoning Administrator’s Determination .

This letter serves to notify you that a hearing will be held by the Board of Zoning Appeals to review your request to hear an appeal of the Zoning Administrator Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June of 2021. The meeting will be held on November 20, 2024, at 7: 30 PM at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. Please note that someone **must** be present at the meeting to represent this application.

If you have any questions, please call 703 255-6341.

Best Regards,

Yaska Camacho Castillo
Clerk to the Board
Town of Vienna, VA
Yaska.Camacho@viennava.gov
(703) 255-6348

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, November 20, 2024**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of variances from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Buildable Lot Dimensions, of the Town of Vienna Zoning Code, to create a new non-conforming lot from existing non-conforming parcels, known as 0384 03 0061 (Lots 61 & 62), to construct a single-unit dwelling on the newly created lot, on a portion of the parcels known as 130 Wilmar Place NW, in the RS-10, Single-Unit Detached Residential zone. The proposed non-conforming lot will not meet the following Buildable Lot Dimensions: 1) Lot area, 2) Lot Width at Front Building Line, and 3) Lot Width at Midline.
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At said public hearing, any and all interested persons will be given an opportunity to express their views and to 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

PUBLICATION DATES:
THE WASHINGTON TIMES
November 6th & 13th