

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 § 18-844 of the Code of the Town of Vienna.

A sign was posted at the subject location, addressed 305 Jade Ct NW on June 28, 2024, with dates for the Planning Commission meeting and Board of Zoning Appeals. A photo of the posted sign is attached.

A certified letter was sent on June 28, 2024, to Fairfax County Department of Planning & Development Planning Division.

Written notices were sent by registered mail on July 3, 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.

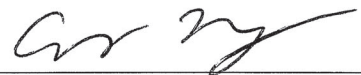
Copies of the notice, pertaining to the date, time and location of the Planning Commission meeting for property addressed 305 Jade Ct NW and more particularly described as tax map parcel number 0383 31 0003, are attached.



Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 5th day of July 2024.



Notary Public Cristina Mae Staehling Zamora
My commission expires: 10/31/27



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

PROPERTY ADDRESS: 305 Jade Court NW

TO PERMIT: Request for recommendation for the renewal of a conditional use permit to the Board of Zoning Appeals for a Family Day Home for care of up to twelve (12) children at 305 Jade Court NW, in the 12.5 zoning district. Application filed by Zeinab Salem.

**TOWN HALL - 127 CENTER ST. S., ON Wednesday, July 10, 2024, AT 7:30 PM.
PLANNING COMMISSION (recommendation for CUP)**

**AND ON Wednesday, July 17, 2024, 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@vienna.va.gov
<https://vienna-va.legistar.com/Calendar.aspx>**

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



June 28, 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 meeting to review the following:

1. Request for recommendation for **conditional use permit** to allow specialized instruction at 450 Maple Avenue East, Suite 302, in the Avenue East (AE) zoning district. Application filed by Issam Mohamed.
2. Request for recommendation for **conditional use permit** to allow outdoor dining for over twelve (12) seats at 160 Maple Avenue East, in the Avenue Center (AC) zoning district. Application filed by Stephen Kenney.
3. Request for recommendation for the **renewal of a conditional use permit** to the Board of Zoning Appeals for a Family Day Home for care of up to twelve (12) children at 305 Jade Court NW, in the 12.5 zoning district. Application filed by Zeinab Salem.

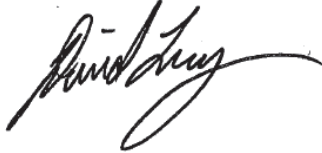
The Planning Commission will review the previously listed items, providing recommendations to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, July 10, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, July 17, 2023, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

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 long, sweeping underline.

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

NOTICE OF PUBLIC HEARINGS

RE: 305 Jade Ct NW - Zeinab Home Daycare



APPLICATION REQUEST

Renewal of a Conditional Use Permit (CUP) for a Family Day home care of a maximum of twelve (12) children

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

7:30 pm • Wednesday, July 10, 2024

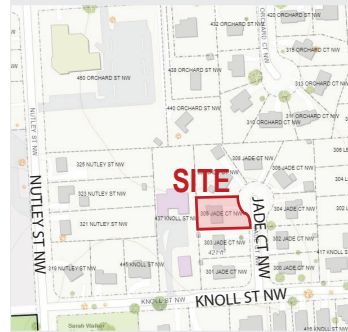
and the **Board of Zoning Appeals** will hold a public hearing at:

7:30 pm • Wednesday, July 17, 2024

The public may participate in the public hearings via Zoom video chat or phone, eComment on the Town's agenda software platform, email or written and mailed comments. Instructions for how to use each of these tools is provided at viennava.gov/publicparticipation.

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.

SITE LOCATION



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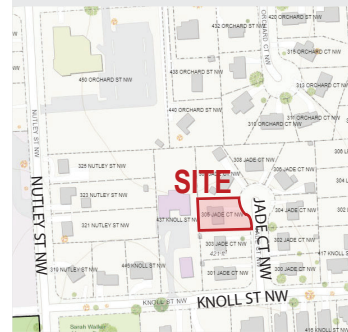
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SITE LOCATION



305 Jade Ct NW – Surrounding Prop List

Yi Bian Bian Yi & Junfeng Shi
1708 Margie Drive
McLean, VA 22101 5018

Manpreet Multani & Sukhvinder Singh
307 Jade Ct NW
Vienna, VA 22180

Owner
308 Jade Ct NW
Vienna, VA 22180

Resident
306 Jade Ct NW
Vienna, VA 22180

Hakan Ceylan
10582 REEDS LANDING CIR
BURKE VA 22015

Dae Choi & Carolyn Sun Woong
43450 Mountcastle Dr.
South Riding, VA 20152

Resident
304 Jade Ct NW
Vienna, VA 22180

Alexander & Linsey Johnston
302 Jade Ct NW
Vienna VA, 22180

Brinder Singh & Harpreet Multani
300 Jade Ct NW
Vienna VA 22180

Harbans Singh & K Kuldeep
301 Jade Court NW
Vienna, VA 22180

Michael & Erin Kellett
303 Jade Court NW
Vienna, VA 22180



JV Properties
PO Box 3760
C/o Kinder Care Learning Centers
Portland, OR 97228

Tenant
437 Knoll St NW
Vienna, VA 22180

Applicant
Zeinab Home Daycare
305 Jade Ct NW
Vienna, VA 22180