

TOWN OF  
**VIENNA**  
Planning & Zoning

**PUBLIC NOTIFICATION AFFIDAVIT**

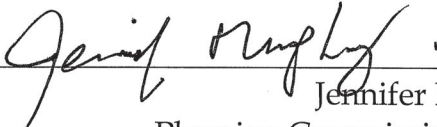
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

A sign was posted at the subject location, addressed **450 Maple Avenue East** 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.

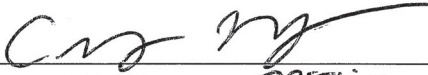
Written notices were sent by registered mail on **July 3, 2024**, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by 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 **450 Maple Avenue East** and more particularly described as tax map parcel number **0382 02 0017C**, are attached.

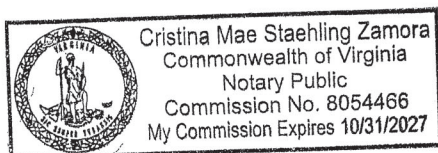
  
\_\_\_\_\_  
Jennifer Murphy  
Planning Commission Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 5<sup>th</sup> 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:**

**450 Maple Avenue E, Ste 302 – Coach Issams Driving school**

**TO PERMIT: 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.**

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@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**

450  
EXECUTIVE CENTER

420-448

AVEDA  
CAL P.S.O.  
SALON SPA  
JESSIE SWAN & LASH BAR  
LONG & FOSTER REAL ESTATE

CLARITY

THE MIXX DELIGHT  
TILA MED SPA  
DRIVING SCHOOL  
SOUND HEARING CTRS  
big planet COMICS

CAVA

FRAME MARKET

SPACES  
FOR LEASE

BY OWNER

LONG & SHORT TERM

TEXT / CALL  
202.826.4114



PUBLIC NOTICE  
TOWN OF VIENNA

PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
CONDITIONAL USE PERMIT

PROPERTY ADDRESS:  
450 West Avenue S, Box 323 - Couch Business Driving School

PZ PERMIT: Request for Recommendation for conditional use permit to allow  
Commercial operations at 450 West Avenue East, Suite 323, in the Avenue East  
City zoning district. Application filed by Brent McMichael.

TOWN HALL CENTER DE L. ON THURSDAY, JULY 25, 2024 AT 7:00 PM  
City of Vienna, Virginia

Interested parties should be directed to the OFFICE OF PLANNING AND ZONING  
703-255-6300 or 450 West Avenue East, Suite 323, Vienna, VA 22182

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

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

DO NOT REMOVE OR DEFACE  
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.

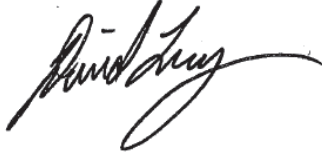
The Planning Commission will review the previously listed items, providing recommendations to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- 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](mailto: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 MEETING

RE: 450 Maple Avenue E, Ste 302 - Coach Issam's Driving School



## APPLICATION REQUEST

Conditional Use Permit for specialized instruction for a driving school. Application filed by Issam Mohamed, owner.

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**

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

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## SITE LOCATION



## 450 Maple Avenue E Surrounding Properties List

Daniel Orlich  
107 East NE  
Vienna, VA 22180

JDC Vienna Garden LLC  
4201 Mitchellville Rd Ste 501 c/o Keypoint  
Partners LLC #823  
Bowie, MD 20716

Klondyke Church  
107 East ST NE c/o Daniel Orlich  
Vienna, VA 22180

Business Owner/ Tenant  
450 Maple Ave E Ste 303  
Vienna, VA 22180

Business Owner/ Tenant  
450 Maple Ave E Ste 212  
Vienna, VA 22180

Business Owner/ Tenant  
450 Maple Ave E Ste 302  
Vienna, VA 22180

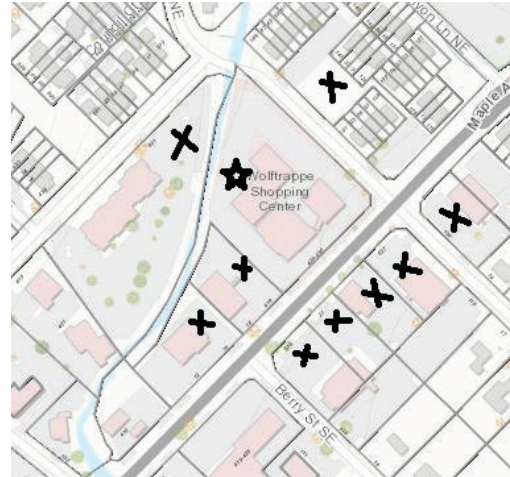
Business Owner/ Tenant  
450 Maple Ave E Ste 306  
Vienna, VA 22180

Hareff LLC  
185 NW Spanish River Blvd, ste 100  
c/o Kin Properties Inc  
Boca Raton, FL 33431

Business Owner/ Tenant  
450 Maple Ave E Ste 204  
Vienna, VA 22180

Business Owner/ Tenant  
450 Maple Ave E Ste 211  
Vienna, VA 22180

Business Owner/ Tenant  
450 Maple Ave E Ste 303C  
Vienna, VA 22180



Business Owner/ Tenant  
450 Maple Ave E Ste 303G  
Vienna, VA 22180

Business Owner/ Tenant  
418 Maple AVE E  
VIENNA, VA 22180

Business Owner/ Tenant  
416 Maple AVE E  
VIENNA, VA 22180

The Wolftrappe Square Association, Inc.  
C/o Grace Ann Barbour  
121 East ST NE  
Vienna, VA

100 East Street LLC  
100 East St SE, Suite 101  
Vienna, VA 22180

Dukas Properties, LLC  
527 Maple Avenue E  
Vienna, VA 22180

Tellez Vienna East, LLC  
521 Maple Avenue E, Ste 201  
Vienna, VA 22180

The Vienna Trust CO  
PO Box 167  
Winston Salem, NC 27102