

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 April 4, 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, 1007 Electric Ave on April 4, 2025, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on April 4, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on April 4, 2025, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on April 2, 2025, and April 9, 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 1007 Electric Ave SE and more particularly described as tax map parcels 0393 02 0003C are attached.

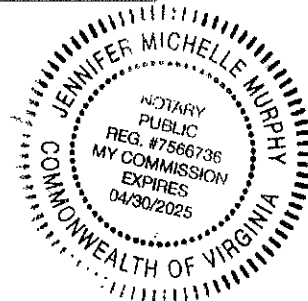
Yaska Camacho Castillo
Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 04th day of April, 2025.

Jennifer Murphy
Notary Public

My commission expires: 4/30/2025



Town of Vienna
127 Center St S Vienna, VA 22180

Conrad Richard Garth TR & Tran Catherine Laura Eleanore TR
8545 Electric Ave Vienna, VA 22182

Duesterhaus Richard Lee, And Judith A
2220 Malraux Dr Vienna VA 22182

Krishnan Jayaprakash TR & Khurana Sonia TR
2605 Stenhouse PL Dunn Loring, VA 22027

Nakkara Jayarajan S TR & Nakkara Jayanthi M TR
2224 Malraux DR, Vienna VA 22182

Hagerstrom Eric John & Lee Sharon Sangyun
2226 Makraux Dr Vienna, VA 22182

Property Owner & Lan Feng
2228 Malraux Dr Vienna, VA 22182

Trejo- Reyes Erickson & Hernandez Ramon Elena Estela
2230 Malraux Dr Vienna, VA 22182

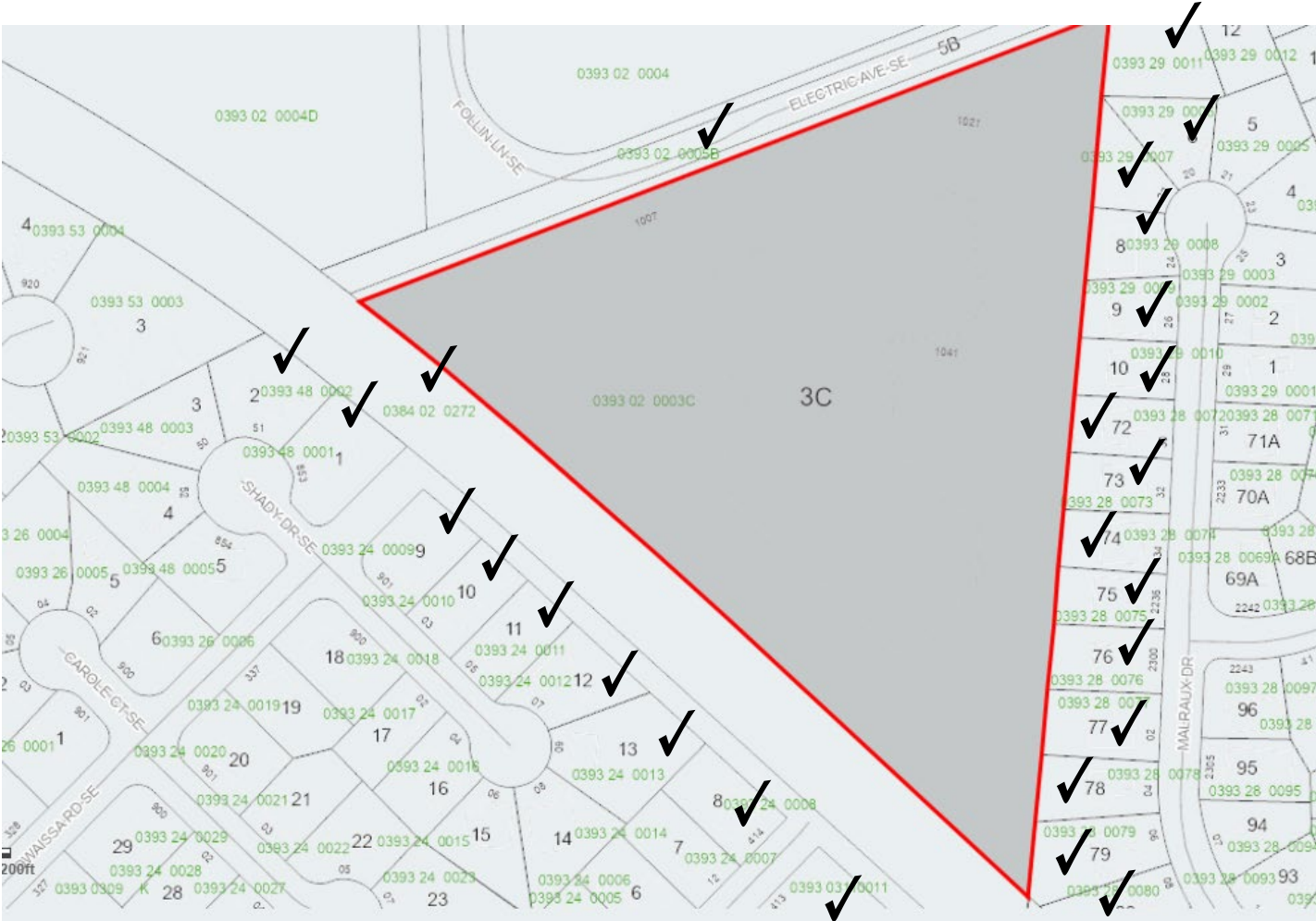
Eradat Houman
2232 Malraux Dr. Vienna, VA 22182

Stotts Larry B
2234 Malraux Dr. Vienna, VA 22182

Christopher Muriel J
2236 Malraux Dr. Vienna, VA 22182

Joiner Andrew
2300 Malraux Dr. Vienna, VA 22182

Bellini Enrique A TR & Bellini Jennifer TR, Bellini Living Trust
2302 Malraux Dr. Vienna VA 22182



Buenaflor Novette Baliton & Wensley Matthew C
2304 Malraux Dr. Vienna, VA 22182

Park Hun Woo
2306 Malraux Dr. Vienna, VA 22182

Gittler Mitchell TR
2308 Malraux Dr Vienna, VA 22182

Yoko Christopher
413 Adahi Rd SE Vienna, VA 22182

Emerson William H III TR & Emerson Lisa A TR
414 Adahi RD SE Vienna, VA 22182

Mocarski Stanley A
909 Shady Dr. SE Vienna, VA 22180

Norton Jefferson D, Norton Heather L
907 Shady Dr. SE Vienna, VA 22180

Na Young-Eun
1400 Woodhurst Blvd McLean, VA 22102

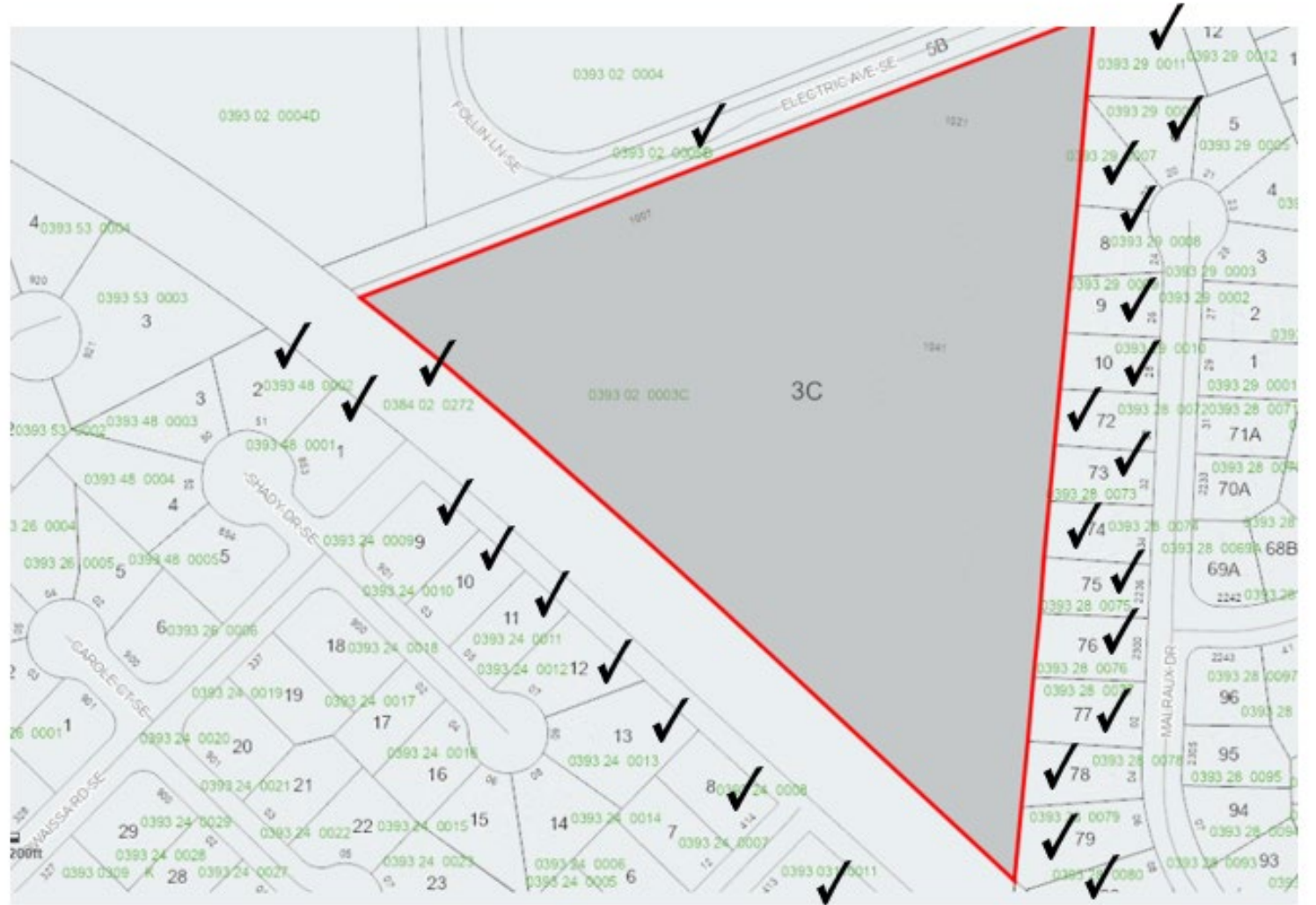
Hopewell Bradford C & Tetrick Megan J
903 Shady Dr. SE Vienna, VA 22180

Dyer Richard, Dyer Susan T
901 Shady Dr. SE Vienna, VA 22180

Northern Virginia Regional Park Authority
5400 Ox Rd Fairfax Station VA 22039

Gaffney Patrick & Gaffney Mary S
853 Shady Dr. SE Vienna, VA 22180

Colbert Michael & Colbert Linda J
851 Shady Dr. SE Vienna, VA 22180





April 4, 2025

Evan Burch
ASD|SKY
3030 Clarendon Blvd, Suite 350
Arlington, VA 22201

Re: 1007 Electric Ave – Variance – Navy Federal Credit Union – ATM.

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

The meeting will be held at **7:30 p.m. on Wednesday, April 16, 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, April 11th, 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." The signature is written in a cursive style.

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



TOWN OF
VIENNA
Planning & Zoning

April 4, 2025

Re: 1007 Electric Ave – Variance – Navy Federal Credit Union – ATM.

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to hear the request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

The meeting will be held at **7:30 p.m. on Wednesday, April 16, 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, April 11th 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.

Sincerely,

A handwritten signature in blue ink that reads "Yaska Camacho C." The signature is written in a cursive style.

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

Board of Zoning Appeals

Request approval for a Variance from Sections §18-323.2 & § 18-323.7 of the Vienna Town Code.

PROPERTY ADDRESS: 1007 Electric Ave SE.

To construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, April 16, 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**

Apr 4, 2025 at 11:08:25 AM
1007 Electric Ave
Vienna VA 22180
United States

6 ENTRANCE
NAVY FEDERAL
Credit Union
1007

PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request approval for a Variance from Sections
§18-323.2 & §18-323.7 of the Vienna Town Code.
PROPERTY ADDRESS: 1007 Electric Ave SE.
To construct a drive-through ATM facility within the front
yard setback with two lanes for Navy Federal Credit
Union, on the property located at 1007 Electric Ave SE, in
the CP Corporate Park zoning district.
A Public Hearing is being held at Town Hall, 127 Center St. S
Vienna, VA 22180, on Wednesday, April 16, 2025, at 7:30 PM.
The hearing can be directed to 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**

Apr 4, 2025 at 11:08:33 AM

1007 Electric Ave

Vienna VA 22180

United States

PUBLIC NOTICE

TOWN OF VIENNA

Board of Zoning Appeals

**Request approval for a Variance from Sections
§18-323.2 & § 18-323.7 of the Vienna Town Code.**

PROPERTY ADDRESS: 1007 Electric Ave SE.

**To construct a drive-through ATM facility within the front
yard setback with two lanes for Navy Federal Credit
Union, on the property located at 1007 Electric Ave SE, in
the CP Corporate Park zoning district.**

A Public Hearing is being held at Town Hall, 127 Center St. S
Vienna, VA 22180, on Wednesday, April 16, 2025, at 7:30 PM.

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

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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**



TOWN OF
VIENNA

April 4, 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, 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, April 16, 2025, at 7:30 pm** to consider the following:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district.
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for

Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

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, April 16, 2025**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

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: April 2nd, 2025
April 9th, 2025

AD#91899