



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Agenda Board of Zoning Appeals

Wednesday, June 17, 2026

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.
South

Roll Call

Approval of Minutes

Public Hearings

[BZA-26158](#)

544 Maple Ave W - Request approval of an application for a CUP pursuant to Sections 18-304 (Accessory Uses Table) and 18-323 (Drive-Through Facilities) of the Town of Vienna Zoning and Subdivision Ordinance. The request is to modify the existing drive-through facility at the McDonald's restaurant located at 544 Maple Avenue West, in the AW (Area West Commercial) zoning district.

Attachments:

- [01 - Staff Report - 544 Maple Ave W - CUP Drive Thru](#)
- [02 - McDonalds - 544 Maple Ave W - Application and Authorization](#)
- [03 - McDonalds - 544 Maple Ave W - CUP Narrative](#)
- [04 - McDonalds - CUP Site Plan](#)
- [05 - 544 Maple Ave. W - CO - 8.2011](#)
- [06 - McDonalds - 544 Maple Ave W - Site Photos](#)
- [07 - Relevant Regulations](#)
- [08 - Public Notification Affidavit - 544 Maple Ave W](#)
- [09 - PC Chair Memo to BZA - McDonalds CUP](#)

[BZA-26159](#)

415 Windover Ave NW - Continuation of the request to amend an existing Conditional Use Permit to increase number of students from 190 to 210 and staff from 42 to 50, along with associated campus, circulation, buffering, and site improvements. Link to May 20, 2026, BZA materials can be found on the June 17, 2026, Staff Memo.

Attachments:

- [01 - Staff Memo - GH Continued CUP Hearing](#)
- [02 - GHS Letter to BZA 05.29.26](#)
- [03 - CUP Condition Comparison 05.29.26](#)
- [04 - Letter from Jessica Wadlow Chair of the Green Hedges School Board of Trustees](#)
- [05 - Written Testimony Received for Public Hearing - June 17 2026](#)
- [06 - Public Notification Affidavit](#)

Meeting Adjournment

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6341, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.

About the Board of Zoning Appeals

About the Board of Zoning Appeals:

The Board of Zoning Appeals is a quasi-judicial board comprised of seven members – all of whom are residents of the Town of Vienna. The Board serves as an arm of the Fairfax County Circuit Court, as all members are appointed to the Board by the Court after receipt of a recommendation from the Vienna Mayor and Town Council.

The Board of Zoning Appeals is empowered by the Code of Virginia, as defined in Section 15.2-2309, to:

- Grant variances from the Zoning and Subdivision Ordinance in accordance with Section 18-843 of the Town Code.
- Grant Conditional Use Permits in accordance with the provisions of Section 18-824 of the Vienna Town Code.
- Decide appeals from any order, requirement, decision, or determination of the Zoning Administrator.
- Decide applications for interpretation of the Zoning District Map when there is any uncertainty as to the location of the boundary line.

The Board decides each application on its own merit – there are no precedents. The Board of Zoning Appeals hears only sworn testimony, with each meeting participant sworn in before offering remarks. After hearing testimony and discussion, the Board will vote on each agenda item before moving to the next. The granting of an appeal, Conditional Use Permit, or variance requires an affirmative vote of a quorum, no less than a majority of the membership (4), of the Board. If any party is not satisfied with the decision of the Board, an appeal may be filed with the Circuit Court of Fairfax County within 30 days of the decision.