

TOWN OF  
**VIENNA**  
Planning & Zoning

**PUBLIC NOTIFICATION AFFIDAVIT**

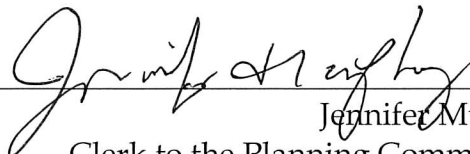
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

Written notices were sent by registered mail on May 7, 2026, 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, 421 Church Street NE on April 22, 2026, with dates of the Planning Commission meeting and Board of Zoning Appeals public hearing. A photo of the posted sign is attached.

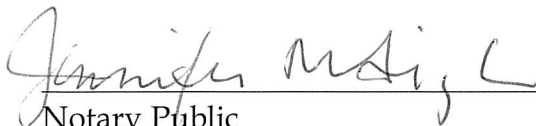
A certified letter was sent on April 30, 2026, to Fairfax County Department of Planning & Development Planning Division.

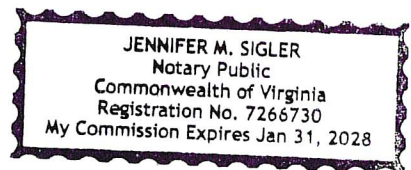
Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for Conditional Use Permit for property located at 421 Church Street NE and more particularly described as tax map parcel 0382 02 0019, are attached.

  
Jennifer Murphy  
Clerk to the Planning Commission

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 7<sup>th</sup> day of May 2026.

  
Notary Public



My commission expires: 1-31-28

# NOTICE OF PUBLIC MEETING

RE: 421 Church Street NE - Conditional Use Permit  
International School of Arts DBA New York School of Arts



## APPLICATION REQUEST

To relocate a portion of an existing art school (K-12 visual arts instruction) from 320 Maple Ave E to 421 Church St NE, Suite G for small group classes (max 10 students); no building expansion; for on-site parking and drop-off.

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

**7:30 pm • Wednesday, May 13, 2026**

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

**7:30 pm • Wednesday, May 20, 2026**

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

RE: 421 Church Street NE - Conditional Use Permit  
International School of Arts DBA New York School of Arts



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<https://vienna-va.legistar.com/Calendar.aspx>

## SITE LOCATION



Virginia Cardiovascular  
Investments LLC  
8100 Ashton Ave, Ste 200  
Manassas, VA 20109

115 Beulah Rd LLC  
115 Beulah Rd NE, Ste 200-E  
Vienna, VA 22180

Tenant  
209 Elden St, Ste 110  
Vienna, VA 22180

George D Beglis TR  
Jeanne Beglis TR  
407 Church St NE, Ste I  
Vienna, VA 22180

Church Street Vienna LLC  
407 Church St NE, Unit G  
Vienna, VA 22180

Tenant  
407 Church St NE, Ste A  
Vienna, VA 22180

Ma and Jr LLC  
40517 Hazel Pl  
Aldie, VA 20105

Tenant  
103 Beulah Rd NE #201  
Vienna, VA 22180

Tenant  
421 Church St NE #E  
Vienna, VA 22180

Tenant  
421 Church St NE #H  
Vienna, VA 22180

Tenant  
421 Church St NE #F  
Vienna, VA 22180

Council Square Inc.  
C/o G Thomas Collins Jr  
PO Box 11086  
McLean, VA 22102 7986

Victoria Station Inc.  
115 Beulah Rd NE, Ste 100C  
Vienna, VA 22180

Lea Wei Kao  
407 B Church St NE  
Vienna, VA 22180

Colcon Properties LC  
407 Church St NE, Ste L  
Vienna, VA 22180

Owner  
407 Church St NE, Ste F  
Vienna, VA 22180

Vienna Saan LLC  
512 Nelson Dr NE  
Vienna, VA 22180

410 Maple Avenue LLC  
4042 Hunt Rd  
Fairfax, VA 22032

Tenant  
103 Beulah Rd NE  
Vienna, VA 22180

Tenant  
421 Church St NE #D  
Vienna, VA 22180

Tenant  
421 Church St NE #A  
Vienna, VA 22180

Tenant  
415 Church St NE, #101  
Vienna, VA 22180

Lesu Investment LLC  
115 Beulah Rd NE, Ste 100  
Vienna, VA 22180

Nazu Tex International America  
LTD  
209 Elden St, Ste 110  
Herndon, VA 20170

Thai Massage & Healing LLC  
407 Church St NE  
Vienna, VA 22180

Church Street Condo LLC  
407 Church St NE, Unit H  
Vienna, VA 22180

Susan M. Payne  
20843 Adams Mill Pl  
Ashburn, VA 20147

Tenant  
407 Church St NE, Ste E  
Vienna, VA 22180

Klondyke Church LLC  
PO Box 2378  
Peachtree City, GA 30269

Tenant  
410 Maple Ave E  
Vienna, VA 22180

Tenant  
421 Church St NE #B  
Vienna, VA 22180

Tenant  
421 Church St NE #C  
Vienna, VA 22180

Tenant  
501 Church St NE #208  
Vienna, VA 22180

Tenant  
501 Church St NE #110  
Vienna, VA 22180

Tenant  
501 Church St NE #300  
Vienna, VA 22180

Tenant  
501 Church St NE #105  
Vienna, VA 22180

Tenant  
501 Church St NE #208  
Vienna, VA 22180

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501 Church St NE #204  
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501 Church St NE #305  
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501 Church St NE #202  
Vienna, VA 22180

Tenant  
501 Church St NE #201  
Vienna, VA 22180

Tenant  
501 Church St NE #303  
Vienna, VA 22180

Tenant  
501 Church St NE #117  
Vienna, VA 22180

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501 Church St NE #302  
Vienna, VA 22180

Tenant  
501 Church St NE #115  
Vienna, VA 22180

Tenant  
501 Church St NE #211  
Vienna, VA 22180

Tenant  
501 Church St NE #217  
Vienna, VA 22180

Tenant  
501 Church St NE #102  
Vienna, VA 22180

Tenant  
501 Church St NE #1  
Vienna, VA 22180

Tenant  
501 Church St NE #306  
Vienna, VA 22180

Tenant  
501 Church St NE #311  
Vienna, VA 22180

Tenant  
501 Church St NE #304  
Vienna, VA 22180

Tenant  
501 Church St NE #310  
Vienna, VA 22180

Tenant  
501 Church St NE #203C  
Vienna, VA 22180

Tenant  
501 Church St NE #206  
Vienna, VA 22180

Tenant  
501 Church St NE #320  
Vienna, VA 22180



**APPLICATION TYPE:**

**Conditional Use Permit**

**PROPOSAL:**

International School of Arts DBA New York School of Arts  
Request to relocate a portion of an existing art school (K-12 visual arts instruction) from 320 Maple Ave E to 421 Church St, Suite G.  
Small group classes (max 10 students); no building expansion; on-site parking and drop-off.

**PROPERTY ADDRESS:**

421 Church St NE

**MEETING DATE(S):**

**Planning Commission: Wednesday, May 13, 2026 at 7:30 PM**  
**Board of Zoning Appeals: Wednesday, May 20, 2026, 7:30 PM**

Apr 22, 2026 at 3:23:57 PM

464-472 Church St NE

Vienna VA 22180

United States



TOWN OF  
**VIENNA**  
*Virginia*

# PUBLIC NOTICE

SIGN ID

**03**

[www.viennava.gov/notice](http://www.viennava.gov/notice)



APPLICATION TYPE: **Conditional Use Permit**

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Request to relocate a portion of an existing art school (K-12 visual arts instruction) from 320 Maple Ave E to 421 Church St, Suite G. Small group classes (max 10 students); no building expansion; on-site parking and drop-off.

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**Board of Zoning Appeals: Wednesday, May 20, 2026, 7:30 PM**

Questions? Call **703-255-6341**

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Apr 22, 2026 at 3:23:48 PM  
415 Church St NE  
Vienna VA 22180  
United States



 **PUBLIC NOTICE** SIGN ID: **03**  
[www.viennava.gov/notice](http://www.viennava.gov/notice)

APPLICATION TYPE: Conditional Use Permit PROPOSAL:  
International School of Arts (ISA) New York School of Arts  
Proposed to relocate a portion of an existing art school at 11 West  
4th Industrial Blvd. 220 Single Unit in the 4000 District No. 1a, 1b, 1c,  
1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 1n, 1o, 1p, 1q, 1r, 1s, 1t, 1u, 1v, 1w, 1x, 1y, 1z,  
1aa, 1ab, 1ac, 1ad, 1ae, 1af, 1ag, 1ah, 1ai, 1aj, 1ak, 1al, 1am, 1an, 1ao, 1ap, 1aq, 1ar, 1as, 1at, 1au, 1av, 1aw, 1ax, 1ay, 1az, 1ba, 1bb, 1bc, 1bd, 1be, 1bf, 1bg, 1bh, 1bi, 1bj, 1bk, 1bl, 1bm, 1bn, 1bo, 1bp, 1bq, 1br, 1bs, 1bt, 1bu, 1bv, 1bw, 1bx, 1by, 1bz, 1ca, 1cb, 1cc, 1cd, 1ce, 1cf, 1cg, 1ch, 1ci, 1cj, 1ck, 1cl, 1cm, 1cn, 1co, 1cp, 1cq, 1cr, 1cs, 1ct, 1cu, 1cv, 1cw, 1cx, 1cy, 1cz, 1da, 1db, 1dc, 1dd, 1de, 1df, 1dg, 1dh, 1di, 1dj, 1dk, 1dl, 1dm, 1dn, 1do, 1dp, 1dq, 1dr, 1ds, 1dt, 1du, 1dv, 1dw, 1dx, 1dy, 1dz, 1ea, 1eb, 1ec, 1ed, 1ee, 1ef, 1eg, 1eh, 1ei, 1ej, 1ek, 1el, 1em, 1en, 1eo, 1ep, 1eq, 1er, 1es, 1et, 1eu, 1ev, 1ew, 1ex, 1ey, 1ez, 1fa, 1fb, 1fc, 1fd, 1fe, 1ff, 1fg, 1fh, 1fi, 1fj, 1fk, 1fl, 1fm, 1fn, 1fo, 1fp, 1fq, 1fr, 1fs, 1ft, 1fu, 1fv, 1fw, 1fx, 1fy, 1fz, 1ga, 1gb, 1gc, 1gd, 1ge, 1gf, 1gg, 1gh, 1gi, 1gj, 1gk, 1gl, 1gm, 1gn, 1go, 1gp, 1gq, 1gr, 1gs, 1gt, 1gu, 1gv, 1gw, 1gx, 1gy, 1gz, 1ha, 1hb, 1hc, 1hd, 1he, 1hf, 1hg, 1hh, 1hi, 1hj, 1hk, 1hl, 1hm, 1hn, 1ho, 1hp, 1hq, 1hr, 1hs, 1ht, 1hu, 1hv, 1hw, 1hx, 1hy, 1hz, 1ia, 1ib, 1ic, 1id, 1ie, 1if, 1ig, 1ih, 1ii, 1ij, 1ik, 1il, 1im, 1in, 1io, 1ip, 1iq, 1ir, 1is, 1it, 1iu, 1iv, 1iw, 1ix, 1iy, 1iz, 1ja, 1jb, 1jc, 1jd, 1je, 1jf, 1jg, 1jh, 1ji, 1jj, 1jk, 1jl, 1jm, 1jn, 1jo, 1jp, 1jq, 1jr, 1js, 1jt, 1ju, 1jv, 1jw, 1jx, 1jy, 1jz, 1ka, 1kb, 1kc, 1kd, 1ke, 1kf, 1kg, 1kh, 1ki, 1kj, 1kk, 1kl, 1km, 1kn, 1ko, 1kp, 1kq, 1kr, 1ks, 1kt, 1ku, 1kv, 1kw, 1kx, 1ky, 1kz, 1la, 1lb, 1lc, 1ld, 1le, 1lf, 1lg, 1lh, 1li, 1lj, 1lk, 1ll, 1lm, 1ln, 1lo, 1lp, 1lq, 1lr, 1ls, 1lt, 1lu, 1lv, 1lw, 1lx, 1ly, 1lz, 1ma, 1mb, 1mc, 1md, 1me, 1mf, 1mg, 1mh, 1mi, 1mj, 1mk, 1ml, 1mm, 1mn, 1mo, 1mp, 1mq, 1mr, 1ms, 1mt, 1mu, 1mv, 1mw, 1mx, 1my, 1mz, 1na, 1nb, 1nc, 1nd, 1ne, 1nf, 1ng, 1nh, 1ni, 1nj, 1nk, 1nl, 1nm, 1nn, 1no, 1np, 1nq, 1nr, 1ns, 1nt, 1nu, 1nv, 1nw, 1nx, 1ny, 1nz, 1oa, 1ob, 1oc, 1od, 1oe, 1of, 1og, 1oh, 1oi, 1oj, 1ok, 1ol, 1om, 1on, 1oo, 1op, 1oq, 1or, 1os, 1ot, 1ou, 1ov, 1ow, 1ox, 1oy, 1oz, 1pa, 1pb, 1pc, 1pd, 1pe, 1pf, 1pg, 1ph, 1pi, 1pj, 1pk, 1pl, 1pm, 1pn, 1po, 1pp, 1pq, 1pr, 1ps, 1pt, 1pu, 1pv, 1pw, 1px, 1py, 1pz, 1qa, 1qb, 1qc, 1qd, 1qe, 1qf, 1qg, 1qh, 1qi, 1qj, 1qk, 1ql, 1qm, 1qn, 1qo, 1qp, 1qq, 1qr, 1qs, 1qt, 1qu, 1qv, 1qw, 1qx, 1qy, 1qz, 1ra, 1rb, 1rc, 1rd, 1re, 1rf, 1rg, 1rh, 1ri, 1rj, 1rk, 1rl, 1rm, 1rn, 1ro, 1rp, 1rq, 1rr, 1rs, 1rt, 1ru, 1rv, 1rw, 1rx, 1ry, 1rz, 1sa, 1sb, 1sc, 1sd, 1se, 1sf, 1sg, 1sh, 1si, 1sj, 1sk, 1sl, 1sm, 1sn, 1so, 1sp, 1sq, 1sr, 1ss, 1st, 1su, 1sv, 1sw, 1sx, 1sy, 1sz, 1ta, 1tb, 1tc, 1td, 1te, 1tf, 1tg, 1th, 1ti, 1tj, 1tk, 1tl, 1tm, 1tn, 1to, 1tp, 1tq, 1tr, 1ts, 1tt, 1tu, 1tv, 1tw, 1tx, 1ty, 1tz, 1ua, 1ub, 1uc, 1ud, 1ue, 1uf, 1ug, 1uh, 1ui, 1uj, 1uk, 1ul, 1um, 1un, 1uo, 1up, 1uq, 1ur, 1us, 1ut, 1uu, 1uv, 1uw, 1ux, 1uy, 1uz, 1va, 1vb, 1vc, 1vd, 1ve, 1vf, 1vg, 1vh, 1vi, 1vj, 1vk, 1vl, 1vm, 1vn, 1vo, 1vp, 1vq, 1vr, 1vs, 1vt, 1vu, 1vv, 1vw, 1vx, 1vy, 1vz, 1wa, 1wb, 1wc, 1wd, 1we, 1wf, 1wg, 1wh, 1wi, 1wj, 1wk, 1wl, 1wm, 1wn, 1wo, 1wp, 1wq, 1wr, 1ws, 1wt, 1wu, 1wv, 1ww, 1wx, 1wy, 1wz, 1xa, 1xb, 1xc, 1xd, 1xe, 1xf, 1xg, 1xh, 1xi, 1xj, 1xk, 1xl, 1xm, 1xn, 1xo, 1xp, 1xq, 1xr, 1xs, 1xt, 1xu, 1xv, 1xw, 1xx, 1xy, 1xz, 1ya, 1yb, 1yc, 1yd, 1ye, 1yf, 1yg, 1yh, 1yi, 1yj, 1yk, 1yl, 1ym, 1yn, 1yo, 1yp, 1yq, 1yr, 1ys, 1yt, 1yu, 1yv, 1yw, 1yx, 1yy, 1yz, 1za, 1zb, 1zc, 1zd, 1ze, 1zf, 1zg, 1zh, 1zi, 1zj, 1zk, 1zl, 1zm, 1zn, 1zo, 1zp, 1zq, 1zr, 1zs, 1zt, 1zu, 1zv, 1zw, 1zx, 1zy, 1zz, 2aa, 2ab, 2ac, 2ad, 2ae, 2af, 2ag, 2ah, 2ai, 2aj, 2ak, 2al, 2am, 2an, 2ao, 2ap, 2aq, 2ar, 2as, 2at, 2au, 2av, 2aw, 2ax, 2ay, 2az, 2ba, 2bb, 2bc, 2bd, 2be, 2bf, 2bg, 2bh, 2bi, 2bj, 2bk, 2bl, 2bm, 2bn, 2bo, 2bp, 2bq, 2br, 2bs, 2bt, 2bu, 2bv, 2bw, 2bx, 2by, 2bz, 2ca, 2cb, 2cc, 2cd, 2ce, 2cf, 2cg, 2ch, 2ci, 2cj, 2ck, 2cl, 2cm, 2cn, 2co, 2cp, 2cq, 2cr, 2cs, 2ct, 2cu, 2cv, 2cw, 2cx, 2cy, 2cz, 2da, 2db, 2dc, 2dd, 2de, 2df, 2dg, 2dh, 2di, 2dj, 2dk, 2dl, 2dm, 2dn, 2do, 2dp, 2dq, 2dr, 2ds, 2dt, 2du, 2dv, 2dw, 2dx, 2dy, 2dz, 2ea, 2eb, 2ec, 2ed, 2ee, 2ef, 2eg, 2eh, 2ei, 2ej, 2ek, 2el, 2em, 2en, 2eo, 2ep, 2eq, 2er, 2es, 2et, 2eu, 2ev, 2ew, 2ex, 2ey, 2ez, 2fa, 2fb, 2fc, 2fd, 2fe, 2ff, 2fg, 2fh, 2fi, 2fj, 2fk, 2fl, 2fm, 2fn, 2fo, 2fp, 2fq, 2fr, 2fs, 2ft, 2fu, 2fv, 2fw, 2fx, 2fy, 2fz, 2ga, 2gb, 2gc, 2gd, 2ge, 2gf, 2gg, 2gh, 2gi, 2gj, 2gk, 2gl, 2gm, 2gn, 2go, 2gp, 2gq, 2gr, 2gs, 2gt, 2gu, 2gv, 2gw, 2gx, 2gy, 2gz, 2ha, 2hb, 2hc, 2hd, 2he, 2hf, 2hg, 2hh, 2hi, 2hj, 2hk, 2hl, 2hm, 2hn, 2ho, 2hp, 2hq, 2hr, 2hs, 2ht, 2hu, 2hv, 2hw, 2hx, 2hy, 2hz, 2ia, 2ib, 2ic, 2id, 2ie, 2if, 2ig, 2ih, 2ii, 2ij, 2ik, 2il, 2im, 2in, 2io, 2ip, 2iq, 2ir, 2is, 2it, 2iu, 2iv, 2iw, 2ix, 2iy, 2iz, 2ja, 2jb, 2jc, 2jd, 2je, 2jf, 2jg, 2jh, 2ji, 2jj, 2jk, 2jl, 2jm, 2jn, 2jo, 2jp, 2jq, 2jr, 2js, 2jt, 2ju, 2jv, 2jw, 2jx, 2jy, 2jz, 2ka, 2kb, 2kc, 2kd, 2ke, 2kf, 2kg, 2kh, 2ki, 2kj, 2kl, 2km, 2kn, 2ko, 2kp, 2kq, 2kr, 2ks, 2kt, 2ku, 2kv, 2kw, 2kx, 2ky, 2kz, 2la, 2lb, 2lc, 2ld, 2le, 2lf, 2lg, 2lh, 2li, 2lj, 2lk, 2ll, 2lm, 2ln, 2lo, 2lp, 2lq, 2lr, 2ls, 2lt, 2lu, 2lv, 2lw, 2lx, 2ly, 2lz, 2ma, 2mb, 2mc, 2md, 2me, 2mf, 2mg, 2mh, 2mi, 2mj, 2mk, 2ml, 2mm, 2mn, 2mo, 2mp, 2mq, 2mr, 2ms, 2mt, 2mu, 2mv, 2mw, 2mx, 2my, 2mz, 2na, 2nb, 2nc, 2nd, 2ne, 2nf, 2ng, 2nh, 2ni, 2nj, 2nk, 2nl, 2nm, 2nn, 2no, 2np, 2nq, 2nr, 2ns, 2nt, 2nu, 2nv, 2nw, 2nx, 2ny, 2nz, 2oa, 2ob, 2oc, 2od, 2oe, 2of, 2og, 2oh, 2oi, 2oj, 2ok, 2ol, 2om, 2on, 2oo, 2op, 2oq, 2or, 2os, 2ot, 2ou, 2ov, 2ow, 2ox, 2oy, 2oz, 2pa, 2pb, 2pc, 2pd, 2pe, 2pf, 2pg, 2ph, 2pi, 2pj, 2pk, 2pl, 2pm, 2pn, 2po, 2pp, 2pq, 2pr, 2ps, 2pt, 2pu, 2pv, 2pw, 2px, 2py, 2pz, 2qa, 2qb, 2qc, 2qd, 2qe, 2qf, 2qg, 2qh, 2qi, 2qj, 2qk, 2ql, 2qm, 2qn, 2qo, 2qp, 2qq, 2qr, 2qs, 2qt, 2qu, 2qv, 2qw, 2qx, 2qy, 2qz, 2ra, 2rb, 2rc, 2rd, 2re, 2rf, 2rg, 2rh, 2ri, 2rj, 2rk, 2rl, 2rm, 2rn, 2ro, 2rp, 2rq, 2rr, 2rs, 2rt, 2ru, 2rv, 2rw, 2rx, 2ry, 2rz, 2sa, 2sb, 2sc, 2sd, 2se, 2sf, 2sg, 2sh, 2si, 2sj, 2sk, 2sl, 2sm, 2sn, 2so, 2sp, 2sq, 2sr, 2ss, 2st, 2su, 2sv, 2sw, 2sx, 2sy, 2sz, 2ta, 2tb, 2tc, 2td, 2te, 2tf, 2tg, 2th, 2ti, 2tj, 2tk, 2tl, 2tm, 2tn, 2to, 2tp, 2tq, 2tr, 2ts, 2tt, 2tu, 2tv, 2tw, 2tx, 2ty, 2tz, 2ua, 2ub, 2uc, 2ud, 2ue, 2uf, 2ug, 2uh, 2ui, 2uj, 2uk, 2ul, 2um, 2un, 2uo, 2up, 2uq, 2ur, 2us, 2ut, 2uu, 2uv, 2uw, 2ux, 2uy, 2uz, 2va, 2vb, 2vc, 2vd, 2ve, 2vf, 2vg, 2vh, 2vi, 2vj, 2vk, 2vl, 2vm, 2vn, 2vo, 2vp, 2vq, 2vr, 2vs, 2vt, 2vu, 2vv, 2vw, 2vx, 2vy, 2vz, 2wa, 2wb, 2wc, 2wd, 2we, 2wf, 2wg, 2wh, 2wi, 2wj, 2wk, 2wl, 2wm, 2wn, 2wo, 2wp, 2wq, 2wr, 2ws, 2wt, 2wu, 2wv, 2ww, 2wx, 2wy, 2wz, 2xa, 2xb, 2xc, 2xd, 2xe, 2xf, 2xg, 2xh, 2xi, 2xj, 2xk, 2xl, 2xm, 2xn, 2xo, 2xp, 2xq, 2xr, 2xs, 2xt, 2xu, 2xv, 2xw, 2xx, 2xy, 2xz, 2ya, 2yb, 2yc, 2yd, 2ye, 2yf, 2yg, 2yh, 2yi, 2yj, 2yk, 2yl, 2ym, 2yn, 2yo, 2yp, 2yq, 2yr, 2ys, 2yt, 2yu, 2yv, 2yw, 2yx, 2yy, 2yz, 2za, 2zb, 2zc, 2zd, 2ze, 2zf, 2zg, 2zh, 2zi, 2zj, 2zk, 2zl, 2zm, 2zn, 2zo, 2zp, 2zq, 2zr, 2zs, 2zt, 2zu, 2zv, 2zw, 2zx, 2zy, 2zz

PROPERTY ADDRESS: 421 Church St NE  
MEETING DATE(S):  
Planning Commission: Wednesday, May 13, 2024 at 7:00 PM  
Board of Zoning Appeals: Wednesday, May 29, 2024, 7:00 PM

Questions? Call 703-255-6341  
CITY OF VIENNA OFFICE OF THE CLERK OF COURTS

Vienna Square  
415 Church St NE  
Vienna, VA 22180

OFFICE AVAILABLE  
703-255-6341  
VIENNA SQUARE  
PROPERTY, INC.

NO PARKING  
STANDARD  
FIRE  
LANE



---

TOWN OF  
**VIENNA**

April 29, 2026

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's Planning Commission will hold a public meeting to review the following:

- Request for approval of a Conditional Use Permit per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE – Avenue East commercial zone. Application filed by Ray Lee, ISA on behalf of International School of Arts (DBA) New York School of Arts.
- Request for approval of an updated Conditional Use Permit per Sec. 18-305, Accessory Uses Table and 18-323 Drive-Through Facilities of the Town of Vienna Zoning and Subdivision Ordinance, to modify the existing drive-through at the McDonald's restaurant, located at 544 Maple Avenue West, in the AW – Area West commercial zone. Application filed by Evan Pritchard of Wire Gill LLP, on behalf of McDonald's USA, LLC owner.

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

International School of Arts – 421 Church Street NE:

- Wednesday, May 13, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, May 20, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

McDonalds Restaurant – 544 Maple Avenue West:

- Wednesday, May 13, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, June 17, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

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



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