



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 22, 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.

A certified letter was sent on May 22, 2025, to Fairfax County Department of Planning & Development Planning Division.

A sign was posted in front of the subject location, 419 Maple Avenue East, Unit A, C/D on May 21, 2025, with dates for the Planning Commission meeting and the Board of Zoning Appeals. A photo of the posted sign is attached.

Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for a Conditional Use Permit for property located at 419 Maple Avenue East, Units A, C/D and more particularly described as tax map parcel 0382 10 B, are attached.


Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me the 22nd day of May 2025.


Notary Public

My commission expires: Oct 31, 2025



NOTICE OF PUBLIC MEETING

RE: 419 MAPLE AVENUE EAST, units A, C/D
iCODE Vienna (Future Innovators of Vienna, LLC)



APPLICATION REQUEST

Conditional Use Permit for Specialized Instruction use in the Avenue East Gateway District (AE). Application filed by David Dilly, business owner.

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

7:30 pm • Wednesday, May 28, 2025

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

7:30 pm • Wednesday, June 18, 2025

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 or call 703.255.6341. Meeting materials can also be viewed online at: **<https://vienna-va.legistar.com/Calendar.aspx>**

SITE LOCATION



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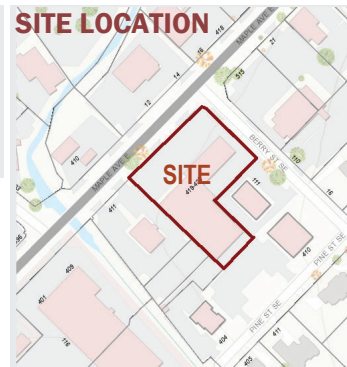
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SITE LOCATION



419 Maple Avenue East, Unit A, C/D
Surrounding Property List

Maple Avenue Investors LLC
C/o Rosenthal Properties LLC
1945 Old Gallows Rd Ste 300
Vienna, VA 22182

FUTURE INNOVATORS OF VIENNA LLC
DBA iCode Vienna
419-A Maple Avenue East
Vienna, VA 22180

Skorprios Charcoal Grill, Inc
421 Maple Avenue East
Vienna, VA 22180

Park Street Valet and Tailoring, Inc.
425 Maple Avenue East
Vienna, VA 22180

Davco Restaurants LLC
DBA Wendy's Old-Fashioned Hamburgers
1657 Crofton Blvd
Crofton, MD 21114

Vienna Mart LLC
DBA 7-Eleven 10652C
427 Maple Avenue East
Vienna, VA 22180

Vienna Mart LLC
DBA 7-Eleven 10652C
PO Box 219088
Dallas, TX 75221

Albert Satzman TR
PO Box 54310
Lexington KY 40555

Davco Restaurants LLC
DBA Wendy's Old-Fashioned Hamburgers
1657 Crofton Blvd
Crofton, MD 21114

410 Maple Avenue LLC
4042 Hunt Rd
Fairfax, VA 22032

410 Maple Avenue LLC
410 Maple Ave E
Vienna, VA 22180

Hareff LLC
C/o Kin Properties Inc.
185 NW Spanish River Blvd, Ste 100
Boca Raton, FL 33431

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

Attn: Severine Rodrigues Pompano
1897 Del Prado Blvd LLC
6180 NW 63rd Way
Beach, FL 33067

Ionia, LLC
C/O DENNIS SANTOLI
1751 WEXFORD WAY
VIENNA VA 22182

Samobel Beauty Salong Spa, LLC
111 Berry St SE, Ste 101
Vienna, VA 22180

JJ Massage LLC
111 Berry St SE, Ste 102
Vienna, VA 22180

Steadfast Construction LLC
111 Berry St SE, Ste 103
Vienna, VA 22180

Merry Maids
111 Berry St SE, Ste 104
Vienna, VA 22180
410 Pine Street LLC

410 Pine St SE, Ste 300
Vienna, VA 22180

Pine Street LLC
C/o Attn Virginia Inglese
340 9th St N Unti 266
Naples, FL 34102

CIGNUS REAL ESTATE HOLDINGS LLC,
410 PINE ST SE STE 100
VIENNA VA 22180

Wonsock & Hyun Shin
410 Pine St SE, Unit 200
Vienna, VA 22180

Integrative Hyperbaric & Wound Care, LLC
410 Pine St SE, Unit 330
Vienna, VA 22180

Virginia Functional Medicine, Inc
410 Pine St SE, Unit 320
Vienna, VA 22180

Shaun's String Studio, LLC
410 Pine St SE, Unit 310
Vienna, VA 22180

Bowman Gaskins Financial Group, Inc
410 Pine St SE, Unit 300
Vienna, VA 22180

Ekko Title
410 Pine St SE, Unit 220
Vienna, VA 22180

DMA-Mabbett Joint Venture, LLC
410 Pine St SE, Unit 210
Vienna, VA 22180

Maple Avenue Fine Arts Academy, LLC
410 Pine St SE, Unit 210
Vienna, VA 22180
David Miller & Associates Inc

410 Pine St SE, Unit 210
Vienna, VA 22180

Maple Medical Group
410 Pine St SE, Unit 200
Vienna, VA 22180

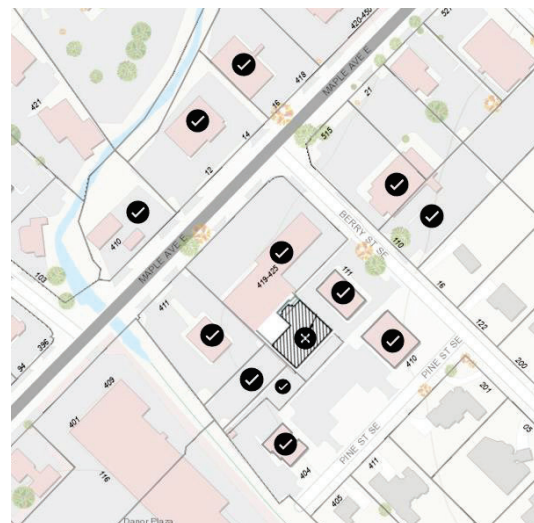
Total Health Concepts
410 Pine St SE, Unit 150
Vienna, VA 22180

Cignus Dental PLLC
410 Pine St SE, Unit 100
Vienna, VA 22180

Brain Balance Inc
404 Pine St SE, Ste 206
Vienna, VA 22180

Engel & Volkers
404 Pine St SE, Ste 203
Vienna, VA 22180

SATZMAN FAMILY LIMITED, PARTNERSHIP
PO BOX 54310
LEXINGTON KY 40555





May 21, 2025

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:

Recommendation to the Board of Zoning Appeals for a requested Conditional Use Permit to allow for Specialized Instruction use by iCode Vienna (Future Innovators of Vienna, LLC) at 419 Maple Avenue East, units A, C/D in the Avenue East Gateway District (AE).

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

- **Wednesday, May 28, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, June 18, 2025, 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.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levy", with a stylized flourish extending from the end.

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

CONDITIONAL USE PERMIT PLANNING COMMISSION BOARD OF ZONING APPEALS



SCAN CODE TO LEARN MORE

PROPERTY ADDRESS: 419 Maple Avenue East, unit A, C/D
iCode Vienna (Future Innovators of Vienna, LLC)

PROPOSAL: Request to allow for Specialized Instruction in the Avenue
East Gateway District (AE).

TOWN HALL - 127 CENTER ST. S., ON Wednesday, May 28, 2025, AT 7:30 PM.

PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, June 18, 2025, 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

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

May 21, 2025 at 11:48:43 AM
419 Maple Ave E
Vienna VA 22180
United States

PUBLIC NOTICE TOWN OF VIENNA

CONDITIONAL USE PERMIT PLANNING COMMISSION BOARD OF ZONING APPEALS



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iCode Vienna (Future Innovators of Vienna, LLC)

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

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

**DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW**

May 21, 2025 at 11:48:32 AM
419 Maple Ave E
Vienna VA 22180
United States

