



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 § 18-847 of the Code of the Town of Vienna.

Written notices were sent by regular mail on July 8, 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.

One sign was posted in front of the subject location, 430,440,444 Maple Ave W, on July 3, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on July 5, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on July 5, 2024, to the property owner and applicant.

A legal notice was posted in the Washington Times newspaper on July 5, 2024, and July 12, 2024 (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 430, 440, 444 Maple Ave W and more particularly described as tax map parcels 0383 02 0139, 0383 02 0140, 0383 02 0141 are attached.



Sharmaine Abaied
Planner

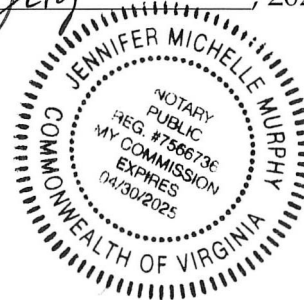
Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of July, 2024.



Notary Public

My commission expires: 4/30/2025



Jones-Lovell Enterprise LLC
9617 Verdict Dr Vienna, VA 22181

Daniel Mclean & Sheila Mclean TR
416 Millwood Ct SW Vienna, VA 22180

Townes of Vienna Inc.
C/O Pete Zouras
408 Millwood Ct SW Vienna, VA 22180

Norman and Ruthie Simmons
407 Roland St SW Vienna, VA 22180

Townes of Vienna Section Two
Homeowner Association
C/O Zili Cheng
130 Mendon Ln SW Vienna, VA 22180

Owner
Attn: M&T Property Management
9300 B, E. Hampton Dr. Capitol Heights, MD 20743

Yousefi Vienna Building LLC
502 Maple Ave W Vienna, VA 22180

501 Maple West LLC
PO Box 1208 Vienna, VA 22183

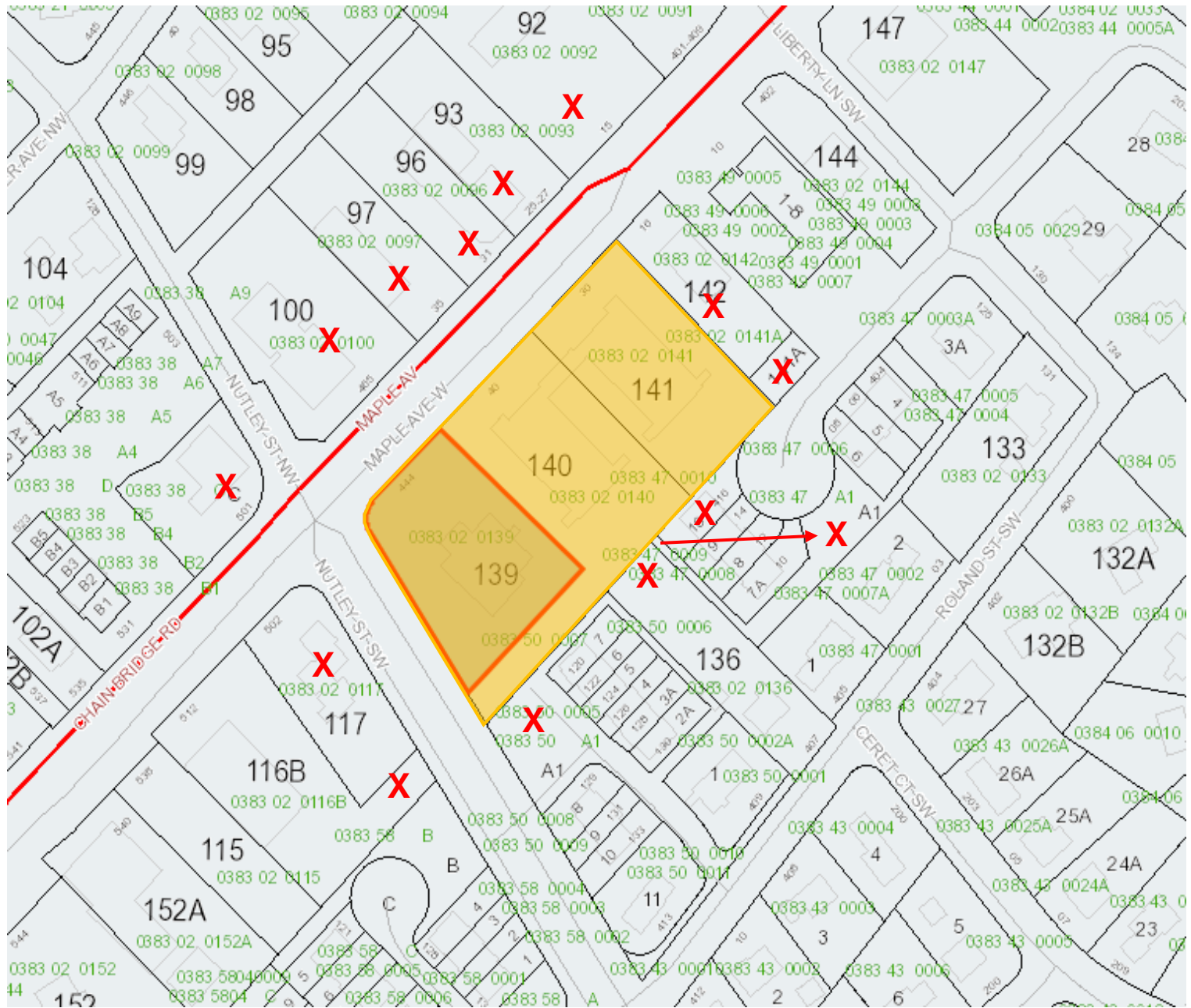
VEI Vienna LLC
6241 A Falls Rd Ste 202 Baltimore, MD 21209

Leopard Equities LLC
6908 Southridge Dr McLean, VA 22101

MAVV LLC
PO Box 59153 Potomac, MD 20859

GARSAY Properties LLC
10001 Georgetown Pike Ste 1557 Great Falls, VA 22066

415 Maple Avenue LLC
6025 G Burke Centre Parkway Burke, VA 22015



**PUBLIC NOTICE
TOWN OF VIENNA**

Board of Zoning Appeals
Request an Appeal to the Zoning Administrators
Determination from Section §18-820 of the
Vienna Town Code

PROPERTY ADDRESS: 430, 440, 444 Maple Avenue West
Request to hear an appeal of the Zoning Administrator's Determination in accordance
with the requirements of Section 18-820 Appeal of Zoning Administrator Decision, of
the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at
430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 2103 02 0130, 0103 02
0148, 0103 02 0141, in the 809 Avenue West zoning district. Filed by Sara Watkins, of
Sara Watkins Properties, on behalf of Vienna Development Associates LLC, property
owner.

A Public Hearing is being held at Town Hall, 127 Center St., S. Vienna, VA 22180,
on Wednesday, July 17, 2024, at 7:30 PM.
Inquiries can be directed to the Planning & Zoning office at 703-255-6300.
**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW**

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

**DO NOT REMOVE OR DEFACE
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PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request an Appeal to the Zoning Administrators
Determination from Section §18-820 of the
Vienna Town Code

PROPERTY ADDRESS: 430, 440, 444 Maple Avenue West
Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision, of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the A01 Avenue West zoning district. Filed by Sara Mariska, of Dahn Feldman Pittman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, July 17, 2024, at 7:30 PM.
Inquiries can be directed to the Planning & Zoning office at 703-255-6341

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