



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.

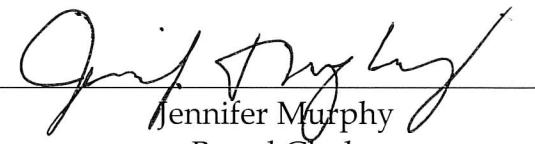
An advertisement for the **Board of Zoning Appeals** meeting, dates and time was published in the Washington Times on January 7, 2026, and January 14, 2026, two weeks prior to the scheduled meeting date on January 21, 2026.

Written postcard notices were sent by registered mail on December 3, 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, **301 Center Street South** on November 26, 2025, with dates of the **Planning Commission** meeting and the **Board of Zoning Appeals** hearing. A photo of the posted sign is attached.

A certified letter was sent on November 26, 2025, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the **Board of Zoning Appeals**' meeting for a **Conditional Use Permit** for property located at **301 Center Street South**, and more particularly described as tax map parcel **0384 02 0150**, are attached.



Jennifer Murphy
Board Clerk

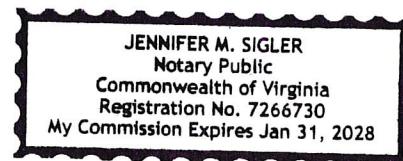
Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 14th day of January 14, 2026.



Jennifer M. Sigler
Notary Public

My commission expires: 1-31-28



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, January 21, 2026**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for a Conditional Use Permit for expansion of an existing Private Indoor Recreational Use in accordance with Sect. 18-304, for Cross Fit Mill Street, located at 438 and 440 Mill St NE, in the M Mill District zone.
2. Request for a Conditional Use Permit to allow Government Uses and Public Outdoor Parks and Recreational Uses in accordance with Sect. 18-304, for the property located at 301 Center St S, in the RS-10 Residential - Single-Unit, 10,0000 sq. ft. zone.

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, 1 st 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: January 7th, 2025
January 14th, 2025

AD#98911

NOTICE OF PUBLIC MEETING

RE: Town Annex Property - 301 Center Street South



APPLICATION REQUEST

Conditional Use Permit for governmental uses, and public outdoor parks and recreational uses.

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

7:30 pm • Wednesday, December 10, 2025

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

7:30 pm • Wednesday, January 21, 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** 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: Town Annex Property - 301 Center Street South



APPLICATION REQUEST

Conditional Use Permit for governmental uses, and public outdoor parks and recreational uses.

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

7:30 pm • Wednesday, December 10, 2025

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

7:30 pm • Wednesday, January 21, 2026

All meetings are open to the public and held at **Town Hall, 127 Center Street, South, 2nd floor, Council Chambers**.

SITE LOCATION



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>

Surrounding Properties List
301 Center Street South

School Board of Fairfax County
8115 Gatehouse Rd
Falls Church VA 22042

Town of Vienna Fire Dept.
400 Center Street SW

Amin M. Aziz & Shaheen Akhtar
103 Elm Street SW

Richard C Niemtzow TR
Songxuan Niemtzow TR
Amin M Aziz
41794 Bristow Manor Dr
Ashburn VA 20148

Resident
105 Elm St SW

Richard C Niemtzow TR
Songxuan Niemtzow TR
PO Box 24128
Oklahoma City OK 73124

David & Maria H. Otero
107 Elm St SW

Daniel Joe & Ann Dillon Whitt
109 Elm Street SW

Kathryn Pearl Isaac
111 Elm Street SW

Paolo Ramon Martires Pasicolan
Patricia M. Cochran
John W. Cochran
Arelene H. Cochran
113 Elm Street SW

Robert S Holmes TR
115 Elm Street SW

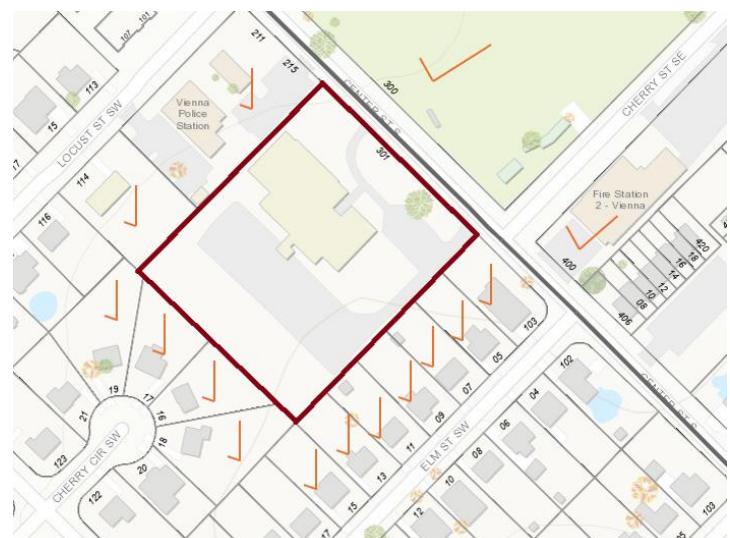
Martha C Yeeles
118 Cherry Circle SW

Resident
116 Cherry Circle SW

Steven M Karp TR
PO Box 755
Vienna, VA 22180

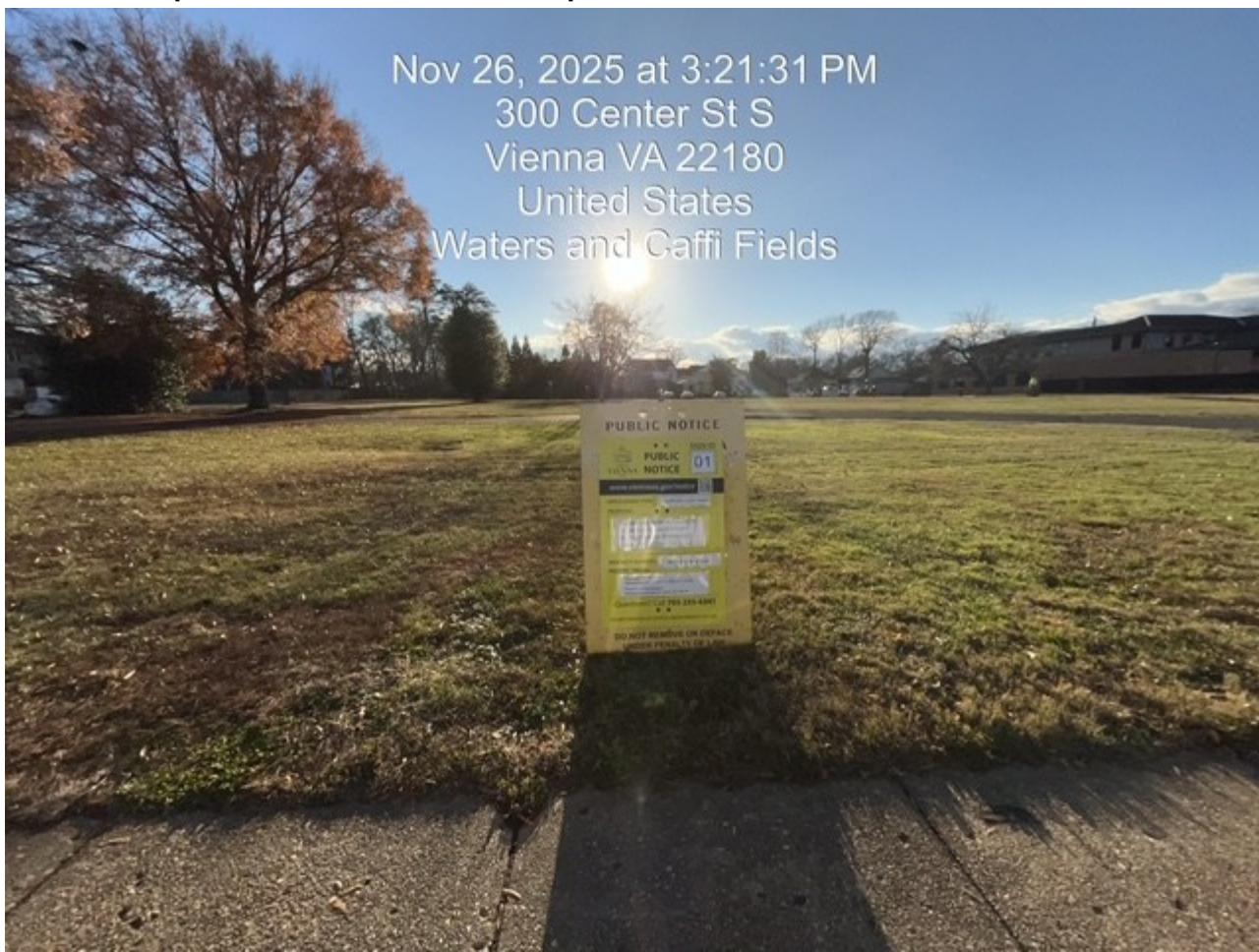
John M Bland
117 Cherry Circle SW

James F & Barbara C Jackson
119 Cherry Circle SW



301 CENTER ST S (PUBLIC NOTICE SIGNAGE)

Nov 26, 2025 at 3:21:31 PM
300 Center St S
Vienna VA 22180
United States
Waters and Caffi Fields



301 CENTER ST S (PUBLIC NOTICE SIGNAGE)

301 CENTER ST S (PUBLIC NOTICE SIGNAGE)



301 CENTER ST S (PUBLIC NOTICE SIGNAGE)



TOWN OF
VIENNA

November 26, 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 will hold a public hearing and regular meetings on **Wednesday, December 10, 2025**, to review the following:

- Public Hearing to receive comments on proposed **Town Code amendments** to Chapter 18 to Sections 18-213, 18-304, 18-305, 18-323, 18-340, 18-606, 18-607, 18-611, 18-617, 18-619, 18-620, 18-804, 18-805, 18-806, 18-812, 18-816, 18-817, 18-822, 18-823, 18-830, 18-836, 18-843, and 18-845.
- Review of the Town of Vienna's draft **Comprehensive Plan 2026 Update**.
- Request for recommendation to the Board of Zoning Appeals for a **Conditional Use Permit** per Town Code Sec. 18-304, to allow governmental uses, and public outdoor parks and recreational uses of "The Annex" property, located at 301 Center Street South, in the RS-10, Single-Unit Residential zone.

Scheduled hearing dates are as follows:

Town Code, Zoning Code Amendments:

- **Wednesday, December 10, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Monday, January 26, 2026, at 7:30 pm, Vienna Town Hall – Town Council**

Draft Comprehensive Plan 2026 Update:

- **Wednesday, December 10, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **TBD – Vienna Town Council**

Conditional Use Permit request for 301 Center Street South:

- **Wednesday, December 10, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, January 21, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals**

Interested parties may contact the Department of Planning & Zoning, located 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,



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