



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.

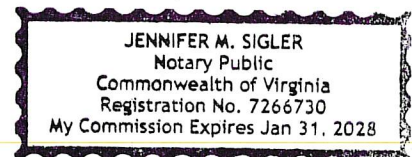
Written notices were sent by certified mail on June 17, 2026, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

Two signs were posted in front of the subject location, 527 Maple Avenue East, on June 9, 2026, with dates of the Planning Commission and Town Council meetings. A photo of the posted sign is attached.

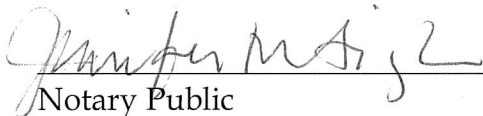
Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for review of Modification of Requirements for property located at 527 Maple Avenue East and more particularly described as tax map parcel 0382 09 0100, are attached.


Jennifer Murphy
Clerk to the Planning Commission

Commonwealth of Virginia
Town of Vienna



Subscribed and sworn before me this 17th day of June 2026.


Notary Public

My commission expires: 1-31-28



PUBLIC NOTICE

www.viennava.gov/notice

01

June 16, 2026

Re: 527 Maple Avenue East – Telecommunications Facility

Please be advised that an application has been filed with the Town of Vienna. The following is scheduled for upcoming review with the Planning Commission on **Wednesday, June 24, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

Request for approval of modifications of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for height of rooftop architectural features for colocation of a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East zoning district. Application filed by Doug Sampson of Saul Ewing LLP.

The Planning Commission will review the application and provide recommendations to Vienna Town Council who will make a final determination.

Scheduled meeting dates are as follows:

Wednesday, June 24, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission

Monday, August 24, 2026, at 7:30 pm, Vienna Town Hall – Town Council

The agenda and supporting materials will be posted online by COB the Friday before each scheduled meeting. Once posted meeting materials can be viewed online: <https://vienna-va.legistar.com/Calendar.aspx>.

Public Notice information for this application can be viewed online at: <https://www.viennava.gov/Town-Departments/Planning-Zoning/Public-Notice-Signs> - **See Sign ID Number: 01.**

Interested parties may also visit the Department of Planning & Zoning, on the first floor of Town Hall. Further inquiries and written public comments can contact the Department of Planning and Zoning at 703 255-6341, or email: DPZ@viennava.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Murphy".

Jennifer Murphy
Clerk of the Planning Commission
Department of Planning & Zoning

Attn: Accounting MGR
Dukas Properties LLC
527 Maple Ave E Unit C
Vienna, VA 22180

Rain Lily of S-T LLC
527 Maple Ave E, B
Vienna, VA 22180

Dermutopia MD, PLLC
527 Maple Ave E, #204
Vienna, VA 22180

Advanced Fitness & Sports
Performance LLC
527 Maple Ave E #202
Vienna, VA 22180

Virginia Hospital Center
Physician Group
527 Maple Ave E #200
Vienna, VA 22180

C2 Educational Systems Inc
dba C2 Education Center
527 Maple Ave E #300
Vienna, VA 22180

Karin's Florist, Inc
527 Maple Ave E #A
Vienna, VA 22180

Tellez Vienna East LLC
14303 Sullyfield Circle Ste D
Chantilly, VA 20151

Anita's New Mexican Style Mexican
Food dba Anita's Mexican Food
521 Maple Ave E
Vienna, VA 22180

P Daniel & Victoria Orlich
107 East St NE
Vienna, VA 22180

The Wolfrappe Square Association Inc.
C/o Grace Ann Barour
121 East Street NE
Vienna, VA 22180

100 East Street LLC
100 East St SE, Ste 101
Vienna, VA 22180

Panacea, Inc.
100 East St SE, Ste 101
Vienna, VA 22180

Vitality Chiropractic PLLC
100 East St SE, Ste 103
Vienna, VA 22180

Primary Motion LLC
100 East St SE, Ste 100B
Vienna, VA 22180

Comprehensive Approach Solutions
100 East St SE, Ste 204
Vienna, VA 22180

Advanced Pediatrics, LLC
100 East St SE, Ste 301
Vienna, VA 22180

Amanda Luc
Virginia Luc
110 East St SE
Vienna, VA 22180



APPLICATION TYPE:

Public Meeting

PROPOSAL:

Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE – Avenue East Gateway zoning district.

PROPERTY ADDRESS:

527 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wednesday, June 24, 2026, 7:30 p.m.

Town Council: Monday, August 24, 2026, 7:30 p.m.

Jun 10, 2026 at 2:28:33 PM
527 Maple Ave E
Vienna VA 22180
United States



TOWN OF
VIENNA

PUBLIC NOTICE

APPLICATION TYPE:

Public Meeting

PROPOSAL:

Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE - Avenue East Gateway zoning district.

PROPERTY ADDRESS:

527 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wednesday, June 24, 2026, 7:30 p.m.

Town Council: August 24, 2026, 7:30 p.m.

FOR ADDITIONAL INFORMATION

CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S

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DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Jun 10, 2026 at 2:28:24 PM
527 Maple Ave E
Vienna VA 22180
United States



Jun 10, 2026 at 2:31:39 PM

105-107 East St SE

Vienna VA 22180

United States



TOWN OF

VIENNA

PUBLIC NOTICE

APPLICATION TYPE: Public Meeting/Hearing

PROPOSAL:

Request for approval of modification of requirements in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a rooftop telecommunications wireless facility for AT&T at 527 Maple Ave E, in the AE - Avenue East Gateway zoning district.

PROPERTY ADDRESS: 527 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wednesday, June 24, 2026, 7:30 p.m.

Town Council: August 24, 2026, 7:30 p.m.

FOR ADDITIONAL INFORMATION

CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S

01

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