

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 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, 544 Maple Avenue West 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.

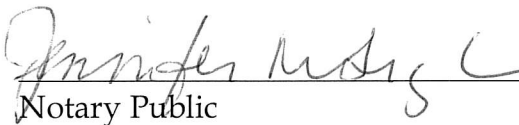
A certified letter was sent on April 30, 2026, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for Conditional Use Permit for property located at 544 Maple Avenue West and more particularly described as tax map parcel 0383 02 0152, are attached.


Jennifer Murphy
Clerk to the Planning Commission

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 7th day of May 2026.


Notary Public

My commission expires: 1-31-28



NOTICE OF PUBLIC MEETING

RE: 544 Maple Avenue West - Conditional Use Permit
McDonalds Vienna



APPLICATION REQUEST

To modify the existing drive-through at McDonald's to add a second ordering lane (dual-lane system) to improve traffic flow and reduce queuing. No building expansion is proposed. The second lane to close after 10:00 p.m.

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, June 17, 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



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SITE LOCATION



Michele Miller
McDonalds USA LLC
110 N. Carpenter St
Chicago, IL 60607

537-545 Maple LLC
2900 Telstar Ct
Falls Church, VA 22042

537-545 Maple LLC
2900 Telstar Ct
Falls Church, VA 22042

Tenant
540 Maple Ave W
Vienna, VA 22180

Vienna CW Real Estate LLC
2132 Polo Point Drive
Vienna, VA 22181

Arrowood Parc LLC
C/o Lerner Enterprises LLC
2000 Tower Oaks Blvd 8th Floor
Rockville, MD 20852

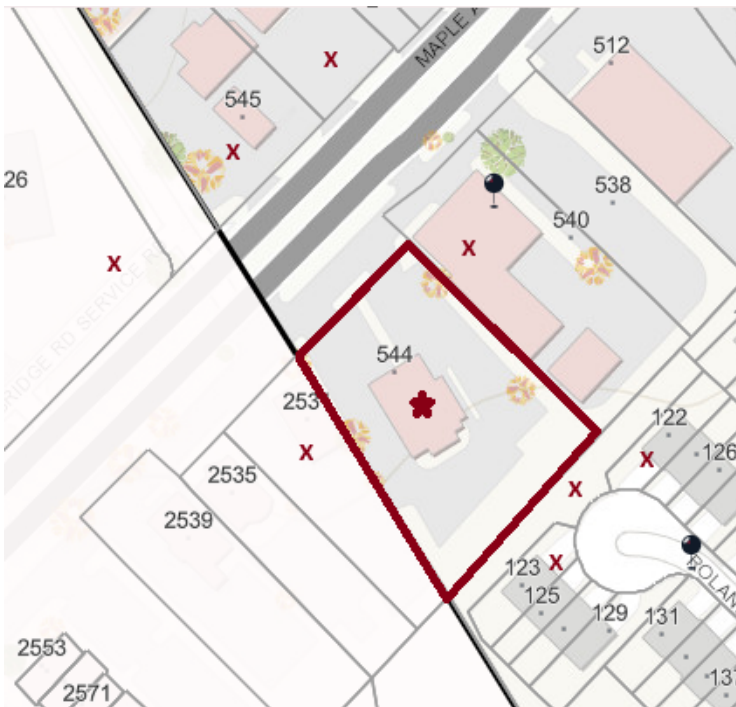
Joseph G Berry Jr
Dallas O'Berry TR
PO Box 2468
Vienna, VA 22183

Tenant
2531 Chain Bridge Rd
Vienna, VA 22181

Attn: Treasurer
Townes of Vienna III
Community Association Inc
4306 Evergreen Ln Ste 101
Annandale, VA 22002-2217

Irfan & Nadia Saeed
122 Roland Ct SW
Vienna, VA 22180

Ashley & Richard Marks
123 Roland Ct SW
Vienna, VA 22180



APPLICATION TYPE:

Conditional Use Permit

PROPOSAL:

Request to modify the existing drive-through at McDonald's to add a second ordering lane (dual-lane system) to improve traffic flow and reduce queuing. No building expansion proposed. Second lane to close after 10:00 p.m.

PROPERTY ADDRESS:

544 Maple Avenue West

MEETING DATE(S):

Planning Commission: Wednesday, May 13, 2026 at 7:30 PM

Board of Zoning Appeals: Wednesday, June 17, 2026, 7:30 PM

Apr 22, 2026 at 4:03:35 PM
2531 Chain Bridge Rd
Vienna VA 22181
United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

SIGN ID

02

www.viennava.gov/notice



APPLICATION TYPE: **Conditional Use Permit**

PROPOSAL:

Request to modify the existing drive-through at McDonald's to add a second ordering lane (dual-lane system) to improve traffic flow and reduce queuing. No building expansion proposed. Second lane to close after 10:00 p.m.

PROPERTY ADDRESS: **544 Maple Avenue West**

MEETING DATE(S):

Planning Commission: Wednesday, May 13, 2026 at 7:30 PM
Board of Zoning Appeals: Wednesday, June 17, 2026, 7:30 PM

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Apr 22, 2026 at 4:03:24 PM
2531 Chain Bridge Rd
Vienna VA 22181
United States





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.

Sincerely,



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