



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 §18-214 of the Code of the Town of Vienna.

Written notices were sent by registered mail on October 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.

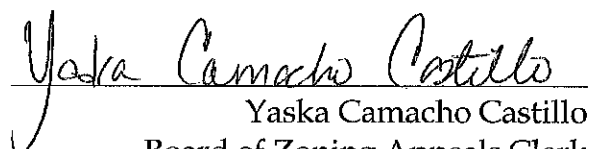
One sign was posted in front of the subject location, 609 Alma St SE, on October 3, 2025, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on October 3, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on October 3, 2025, to the property owner and the applicant.

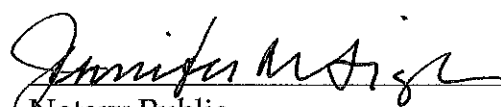
A legal notice was posted in the Washington Times newspaper on October 1, 2025, and October 8, 2025 (two consecutive weeks), prior to the meeting.

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 609 Alma St SE, and more particularly described as tax map parcels 0391 11 0019, are attached.

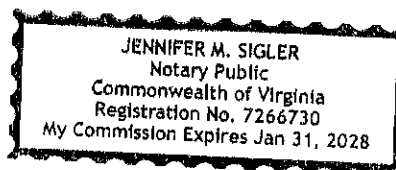

Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 10 day of October, 2025.


Notary Public

My commission expires: 1-31-28



Achziger Shawn
609 Alma St SE Vienna, VA 2210

Tham Quangminh
608 Alma St SE Vienna, VA 22180

Midili Marjorie M.
607 Alma St SE Vienna, VA 22108

Meyer Robert T JR & Laura
606 Alma St SE Vienna, VA 22180

Hinnenkamp Mark J & Stephanie A.
513 Follin Ln SE Vienna, VA 22180

Town of Vienna
127 Center St S Vienna, VA 22180





October 3, 2025

Re: 609 Alma St SE – Variance

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to hear the request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

The meeting will be held at **7:30 p.m. on Wednesday, October 15, 2025**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, October 10th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. If you have any questions, please contact the Department of Planning and Zoning at 703-255-6341.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Planning Specialist I
Clerk to the Board of Zoning Appeals
Yaska.Camacho@viennava.gov
(703) 255-6348



October 3, 2025

Shawn Achziger
609 Alma St SE
Vienna, VA 22180

Re: 609 Alma ST SE – Variance

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

The meeting will be held at **7:30 p.m. on Wednesday, October 15, 2025**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, October 10th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. Please note that someone **must** be present at the meeting to represent this application.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Planning Specialist I
Clerk to the Board of Zoning Appeals
Yaska.Camacho@viennava.gov
(703) 255-6348



October 3, 2025

Attn: Tracy Strunck
Fairfax County Department of Planning & Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035-5507

Re: Notice of Hearing

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, by the above regulations, please let this letter serve to inform you that the Town of Vienna Board of Zoning Appeals is holding a public hearing in the Vienna Town Hall at 127 Center St S, Vienna, VA 22180, on **Wednesday, October 15, 2025, at 7:30 pm** to consider the following:

1. Request for approval of a variance from Section 18-219.2. RS-10 Dimensional Standards., Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck, attached to an existing dwelling located at 644 Tazewell Road NW, in the RS-10, Single-Unit Detached Residential zone.
2. Request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

3. Request for approval of a Conditional Use Permit, per Sec. 18-304, to allow a Child Care Center to enroll children under 2.5 years old at the Wesley United Methodist Church Preschool, located at 711 Spring Street SE in the RS-10 zone.

Interested parties may contact the Department of Planning & Zoning, on the first floor of the Town Hall. Agenda items can also be reviewed online five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>. In the event that the Town Council reschedules, continues, or defers the application, you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning at 703.255.6341 or by Email at DPZ@Viennava.gov.

Sincerely,



Andrea West
Zoning Administrator
Department of Planning and
Zoning Town of Vienna, VA

Board of Zoning Appeals
Request approval for a Variance from Section
§18-465.1.C. of the Vienna Town Code.

PROPERTY ADDRESS: 609 Alma St SE.

To allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

A Public Hearing is being held at Town Hall, 127 Center St. S, Vienna, VA 22180, on Wednesday, October 15, 2025, at 7:30 PM.

**Inquiries can be directed to the Planning & Zoning office at
703-255-6341.**

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW**

Oct 3, 2025 at 4:17:53 PM

608 Alma St SE
Vienna VA 22180
United States

PUBLIC NOTICE

TOWN OF VIENNA

Board of Zoning Appeals
Request approval for a Variance from Section
§18-465.1.C. of the Vienna Town Code.

PROPERTY ADDRESS: 609 Alma St SE.

To allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

A Public Hearing is being held at Town Hall, 127 Center St. S, Vienna, VA 22180, on Wednesday, October 15, 2025, at 7:30 PM.
Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

**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
UNDER PENALTY OF LAW**

Oct 3, 2025 at 4:17:46 PM
608 Alma St SE
Vienna VA 22180
United States



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 the Vienna Town Hall, 127 Center Street, South, Vienna, Virginia 22180, on **Wednesday, October 15, 2025**, beginning at 7:30 PM on the following:

Public Hearing

1. Request for approval of a variance from Section 18-219.2. RS-10 Dimensional Standards., Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck, attached to an existing dwelling located at 644 Tazewell Road NW, in the RS-10, Single-Unit Detached Residential zone.

2. Request for approval of a variance from Section 18-465.1.C., Fences., to allow a fence greater than 4 feet within the side yard setback to maintain an existing fence on the property at 609 Alma Street SE, in the RS-10, Single-Unit Detached Residential zone.

3. Request for approval of a Conditional Use Permit, per Sec. 18-304, to allow a Child Care Center to enroll children under 2.5 years old at the Wesley United Methodist Church Preschool, located at 711 Spring Street SE in the RS-10 zone.

At said public hearing, any and all interested persons will be given an opportunity to express their views and to speak in favor of the proposal or in opposition thereto. Copies of the proposal are available for inspection in the Department of Planning & Zoning, 1st 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: October 1st, 2025
October 8th, 2025

AD#96824