

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 registered mail on *March 5, 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.

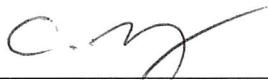
One sign was posted in front of the subject location, *133 Maple Avenue East* on *March 2, 2026*, with dates of the *Planning Commission* meeting and *Town Council* hearing. A photo of the posted sign is attached.

Copies of the notices, pertaining to date, time and location of the *Planning Commission’s* meeting for *Modification from Requirements* for property located at *133 Maple Avenue East*, and more particularly described as tax map parcel *0384 54 0100*, are attached.


Jennifer Murphy
Clerk to the Planning Commission

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of March, 2026.


Notary Public *CRISTINA maestaehling Zamora*
My commission expires: 10-31-27





PUBLIC NOTICE

www.viennava.gov/notice

02

March 3, 2026

Re: 133 Maple Avenue East – Bear Branch Tavern

Please be advised that an application has been filed with the Town of Vienna. The following is scheduled for review with the Planning Commission on **Wednesday, March 11, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

Request for recommendation to Vienna Town Council on **modification of requirements** for Bear Branch Tavern located at 133 Maple Avenue East in the AE, Avenue East Gateway district, for a reduction of required parking by employing a valet service to meet demand of proposed additional restaurant seating. Application filed by Evan Pritchard of Wire Gill LLP on behalf of Speakeasy Real Estate Holdings LLC, owner.

The Planning Commission will review the application and provide recommendation to Vienna Town Council for final decision.

Scheduled meeting dates are as follows:

- Wednesday, March 11, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission
- Monday, April 6, 2026, at 7:30 pm, Vienna Town Hall – Town Council

The agenda and supporting materials for the Planning Commission’s meeting will be posted online by COB Friday, March 6, 2026 at: <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: 02.**

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

Surrounding Property Owner/Business
List



Attn: John Donegan
C/o J Donegan Com
JDC Mills Vienna LLC
14001 Germain Dr Ste c-650
Centreville, VA 20121

Business
126 Maple Avenue East
Vienna, VA 22180

Business
128 Maple Avenue East
Vienna, VA 22180

Business
128 Maple Avenue East
Vienna, VA 22180

Business
120 Maple Avenue East
Vienna, VA 22180

Attn: FMD Real Estate Services
Fairfax County Board of Supervisors
12000 Government Center Pkwy, Ste 424
Fairfax, VA 22035

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

Vienna Elementary School
128 Center Street S
Vienna, VA 22180

Northern Virginia Regional Park Authority
5400 Ox Rd
Fairfax Station, VA 22039

Speakeasy Real Estate Holdings LLC
133 Maple Avenue East, Ste 100 & 100A
Vienna, VA 22180

TLMC & M LLC
133 Maple Avenue E, Ste 200
Vienna, VA 22180

Fatalas Eleftherios L Papadopoulos TR
8295 Falcon Glen Rd
Warneton, VA 20186

MVP International Athletics LLC
133 Maple Avenue East, Ste 202
Vienna, VA 22180

133Maple LLC
133 Maple Ave East, Ste 204
Vienna, VA 22180

East Maple LLC
133 Maple Ave East, Unit 206
Vienna, VA 22180

Adam Lubar
Christopher Lefbom TR
133 Maple Avenue East, Unit 100
Vienna, VA 22180

133 Maple Avenue East 306 LLC
133 Maple Avenue East, Unit 306
Vienna, VA 22180

Trang T. LE DDS, Ltd
133 Maple Avenue East, Ste 200
Vienna, VA 22180

Marie Isabel Laurion
133 Maple Avenue East, Ste 306
Vienna, VA 22180

Capital Esthetics and Family Dentistry
133 Maple Avenue East, Ste 204
Vienna, VA 22180

Matthew T. Felber
133 Maple Avenue East, Ste 306
Vienna, VA 22180

Speakeasy Real Estate Holdings LLC
132 W Broad Street
Falls Church, VA 22046

APPLICATION TYPE: Modification of Requirements

PROPOSAL:

Request to approve reduction of required parking by employing valet service to meet demand of proposed additional restaurant seating

PROPERTY ADDRESS: 133 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wed., March 11, 2026 at 7:30 p.m.
Town Council: Monday, April 6, 2026 at 7:30 p.m.

Mar 2, 2026 at 1:27:12 PM
133 Maple Ave E
Vienna VA 22180
United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

SIGN ID

02

www.viennava.gov/notice



APPLICATION TYPE: Modification of Requirements

PROPOSAL:

Request to approve reduction of required parking by employing valet service to meet demand of proposed additional restaurant seating

PROPERTY ADDRESS: 133 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wed., March 11, 2026 at 7:30 p.m.

Town Council: Monday, April 6, 2026 at 7:30 p.m.

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Mar 2, 2026 at 12:06 PM
136 Maple Ave E
Vienna VA 22180
United States



FOR LEASE
COMMERCIAL PROPERTY

Sean Sharifi
703-819-8349

LYDIA
REAL ESTATE LLC



PUBLIC NOTICE SIGN ID: **02**

www.viennava.gov/notice

APPLICATION FEE: \$100.00 (non-refundable)
PROPOSAL: Request for proposal submission of proposed parking lot expansion to meet needs of existing and proposed commercial building.

PROPERTY ADDRESS: 136 Maple Avenue East
MEETING LOCATION: Meeting/Proposal Box, March 11, 2026 at 10:00am, Town Center Meeting Room, 136 Maple Avenue East, Vienna, VA 22180

Questions? Call 703-255-6341
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