



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 § 18-847 of the Code of the Town of Vienna.

Written notices were sent by regular mail on July 8, 2024, 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, 450 Maple Ave E, on June 28, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on July 5, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on July 5, 2024, to the property owner and applicant

A legal notice was posted in the Washington Times newspaper on July 5, 2024, and July 12, 2024 (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 Conditional Use Permit for the property located at 450 Maple Ave E and more particularly described as tax map parcel 0382 02 00176 are attached.

Sharmaine Abaied

Planner

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of July, 2024.

Notary Public

My commission expires: 4/30/2025



Virginia Inglese
169 East St NE Vienna VA 22180

The Wolfrappe Square Association Inc.
C/O Grace Ann Barbour
121 East St NE Vienna Va 22180

Berkant Camderli & Zeynep A Camdereli
600 N Broad St Ste 5 Middletown, DE 19709

100 EAST STREET LLC
100 East St SE Ste 101 Vienna, Va 22180

Dukas Properties LLC
Attn: Accounting Mgr
527 Maple Ave W Unit C Vienna, VA 22180

Tellez Vienna East LLC
521 Mpale Ave E Ste 201 Vienna, VA 22180

The Vienna Trust Co.
PO Box 167 Winston Salem, NC 27102 (Lot 102 & 103)

410 Maple Avenue LLC
4042 Hunt Rd Fairfax, Va 22032

Hareff LLC
C/O Kin Properties Inc.
185 NW Spanish River Blvd Ste 100 Boca Raton, FL 33431

JDC Vienna Garden LLC
C/O Keyport Partners LLC #823
4201 Mitchellville Rd Ste 501 Bowie, MD 20716

Klondyke Church LLC
C/O Daniel Orlich
107 East St NE Vienna, VA 22180

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

Issam Mohamed
Coach Issam's Driving School
450 Maple Ave E Suite 302 Vienna, VA 22180



Jun 28, 2024 at 2:35:27 PM

PUBLIC NOTICE

TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT

PROPERTY ADDRESS:

450 Maple Avenue E, Ste 302 - Coach Issams Driving school

TO PERMIT: Request for recommendation for conditional use permit to allow specialized instruction at 450 Maple Avenue East, Suite 302, in the Avenue East (AE) zoning district. Application filed by Issam Mohamed.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, July 10, 2024, AT 7:30 PM.
PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, July 17, 2024, AT 7:30 PM.
BOARD OF ZONING APPEALS (consideration of CUP)

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6341 or DPZ@viennava.gov
<https://vienna-va.legistar.com/Calendar.aspx>

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

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER ST. S.