

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

Postcard notices were sent by certified mail on April 2, 2025, and by regular mail on April 3, 2025, to the last known address of each adjoining, adjacent, and abutting property owner (including those located across rights-of-way) shown on the current real estate tax assessment records. A list of the surrounding addresses is attached and based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the business located at 354 Maple Avenue West on March 28, 2025, with dates of the Planning Commission meeting and the **Board of Zoning Appeals** public hearing. A photo of the posted sign is attached.

A letter was sent on April 4, 2025, to Fairfax County's Department of Planning & Development Planning Division.

A legal notice was posted in the Washington Times newspaper on April 2nd, 2025, and April 9th, 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 conditional use permit for the property located at 354 Maple Ave W, in the AW Avenue West zoning district and more particularly described as tax map parcels 0382 02 0149 are attached.

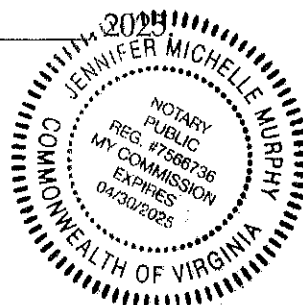
Yaska Camacho C.
Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 8th day of April

Jennifer Murphy
Notary Public

My commission expires: 4/30/2025





March 28, 2025

Anahita Khorsandi
Manita Music Center
20878 Chippoaks Forest Cir
Sterling, VA 20165

Re: Applicant Notification

This letter serves to notify you that a meeting has been scheduled with the Planning Commission for **Wednesday, April 9, 2025, at 7:30 pm** for the following review:

Request for recommendation for conditional use permit to the Board of Zoning Appeals for specialized instruction for Manita Music Center, located at 354 Maple Ave W, in the AW Avenue West zoning district.

The Planning Commission will review the application providing a recommendation to the Board of Zoning Appeals (BZA). The BZA will hold a public meeting to make a determination. Public meetings dates are as follows:

Wednesday, April 9, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission

Wednesday, April 16, 2025, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levey", with a stylized flourish at the end.

David B. Levey, AICP
Director of Planning & Zoning
Town of Vienna, VA

NOTICE OF PUBLIC MEETING

RE: Manita Music Center - 354 Maple Avenue West



APPLICATION REQUEST

Conditional Use Permit for specialized instruction.
Application filed by Anahita Khorsandi, business owner.

This is to inform you that the **Planning Commission** will hold a public meeting at:

7:30 pm • Wednesday, April 9, 2025

and the **Board of Zoning Appeals** will hold a public hearing at:

7:30 pm • Wednesday, April 16, 2025

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



NOTICE OF PUBLIC MEETING

RE: Manita Music Center - 354 Maple Avenue West



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SITE LOCATION



PBK Properties LLC
PO Box 2468
Vienna, VA 22183

PBK Properties LLC
PO Box 2468
Vienna, VA 22183

PBK Properties LLC
PO Box 2468
Vienna, VA 22183

Maple Avenue Associates LLC
2935 Flint Hills National Pkwy
Andover KS 67002

Maple Avenue Associates LLC
2935 Flint Hills National Pkwy
Andover KS 67002

Maple Avenue Associates LLC
2935 Flint Hills National Pkwy
Andover KS 67002

309 West Maple LLC
124 Park St SE Ste 201
Vienna, VA 22180

309 West Maple LLC
124 Park St SE Ste 201
Vienna, VA 22180

309 West Maple LLC
124 Park St SE Ste 201
Vienna, VA 22180

Broadway Holdings LLC
361 Maple Avenue West, Ste 200
Vienna, VA 22180

Broadway Holdings LLC
361 Maple Avenue West, Ste 200
Vienna, VA 22180

Broadway Holdings LLC
361 Maple Avenue West, Ste 200
Vienna, VA 22180

Avedisian LLC
12048 Legacy Estates Blvd
Sarasota Fl 34238

Avedisian LLC
12048 Legacy Estates Blvd
Sarasota Fl 34238

Avedisian LLC
12048 Legacy Estates Blvd
Sarasota Fl 34238

Shahram Sabet
360 Maple Avenue West, Unit C1
Vienna, VA 22180

Shahram Sabet
360 Maple Avenue West, Unit C1
Vienna, VA 22180

Shahram Sabet
360 Maple Avenue West, Unit C1
Vienna, VA 22180

Attn: Chenghong Wang
Lu & Chenghong Wang
8461 Amanda Place
Vienna, VA 22180

Attn: Chenghong Wang
Lu & Chenghong Wang
8461 Amanda Place
Vienna, VA 22180

Attn: Chenghong Wang
Lu & Chenghong Wang
8461 Amanda Place
Vienna, VA 22180

I Hair Salon LLC
8429 Reflection Ln
Vienna, VA 22182

I Hair Salon LLC
8429 Reflection Ln
Vienna, VA 22182

I Hair Salon LLC
8429 Reflection Ln
Vienna, VA 22182

Kent H Bradford TR
Katherine G Bradford TR
9622 Counsellor Dr NW
Vienna, VA 22181

Kent H Bradford TR
Katherine G Bradford TR
9622 Counsellor Dr NW
Vienna, VA 22181

Kent H Bradford TR
Katherine G Bradford TR
9622 Counsellor Dr NW
Vienna, VA 22181

Brenda Jean Gunnoe
Brenda Jean Gunnoe Living Trust
5030 Alabama St, Unit 16
El Paso, TX 79930

Brenda Jean Gunnoe
Brenda Jean Gunnoe Living Trust
5030 Alabama St, Unit 16
El Paso, TX 79930

Brenda Jean Gunnoe
Brenda Jean Gunnoe Living Trust
5030 Alabama St, Unit 16
El Paso, TX 79930

Sean D McArdle TR
Judelle A McArdle TR
60 Lexington Dr
Bluffton, SC 29910 4818

Sean D McArdle TR
Judelle A McArdle TR
60 Lexington Dr
Bluffton, SC 29910 4818

Sean D McArdle TR
Judelle A McArdle TR
60 Lexington Dr
Bluffton, SC 29910 4818

Paul J Biglete TR
Bichhanh M Dinh TR
3700 Maple Hill Rd
Fairfax, VA 22033

Paul J Biglete TR
Bichhanh M Dinh TR
3700 Maple Hill Rd
Fairfax, VA 22033

Paul J Biglete TR
Bichhanh M Dinh TR
3700 Maple Hill Rd
Fairfax, VA 22033

Babak Bedayat
Farinaz Niroumand
3701 Maple Hill Rd
Fairfax, VA 22033

Babak Bedayat
Farinaz Niroumand
3701 Maple Hill Rd
Fairfax, VA 22033

Babak Bedayat
Farinaz Niroumand
3701 Maple Hill Rd
Fairfax, VA 22033

Sue L Lee & Owner
3709 Maple Hill Rd
Fairfax, VA 22033

Sue L Lee & Owner
3709 Maple Hill Rd
Fairfax, VA 22033

Sue L Lee & Owner
3709 Maple Hill Rd
Fairfax, VA 22033

Anne Marie Lyons
202 Glen Avenue SW
Vienna, VA 22180

Anne Marie Lyons
202 Glen Avenue SW
Vienna, VA 22180

Anne Marie Lyons
202 Glen Avenue SW
Vienna, VA 22180

Tobacco Hut Vienna Inc
354 Maple Avenue W
Vienna, VA 22180

Tobacco Hut Vienna Inc
354 Maple Avenue W
Vienna, VA 22180

Tobacco Hut Vienna Inc
354 Maple Avenue W
Vienna, VA 22180

Attn: Andrea Burke
Tobacco Hut Vienna Inc.
10110 Battleview Prkwy #114
Manassas, VA 20109

Attn: Andrea Burke
Tobacco Hut Vienna Inc.
10110 Battleview Prkwy #114
Manassas, VA 20109

Attn: Andrea Burke
Tobacco Hut Vienna Inc.
10110 Battleview Prkwy #114
Manassas, VA 20109



April 4, 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, in accordance with 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, April 16, 2025, at 7:30 pm** to consider the following:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district.
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for

Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

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

Mar 28, 2025 at 2:56:08 PM
354 Maple Ave W
Vienna VA 22180
United States



Mar 28, 2025 at 2:56:14 PM
354 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE

TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT



SCAN CODE TO LEARN MORE

PROPERTY ADDRESS: 354 Maple Avenue West – Manita Music Center

TO PERMIT: Specialized instruction in the AW Avenue West zoning district.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 9, 2025, AT 7:30 PM.
PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, April 16, 2025, 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 STREET S

**DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW**

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 Town Hall, 127 Center St South, Vienna, Virginia 22180, on **Wednesday, April 16, 2025**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
2. Request for approval of conditional use permit from Section 18-824 for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district
3. Request for approval of a variance from Sec. 18-323.2 and 18-323.7, to construct a drive-through ATM facility within the front yard setback with two lanes for Navy Federal Credit Union, on the property located at 1007 Electric Ave SE, in the CP Corporate Park zoning district.

At said public hearing, any interested persons will be given an opportunity to express their views and 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: April 2nd, 2025
April 9th, 2025

AD#91899