



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.

A sign was posted at the subject location, addressed 430 Old Court House Rd NE on June 3, 2024, with dates for the Planning Commission meeting and Board of Zoning Appeals. A photo of the posted sign is attached.

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

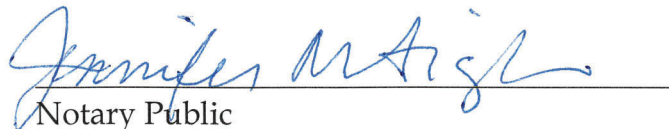
Written notices were sent by registered mail on June 6, 2024, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

Copies of the notice, pertaining to the date, time and location of the Planning Commission meeting for property addressed 430 Old Court House Rd NE and more particularly described as tax map parcel 0293 10 0015, are attached.

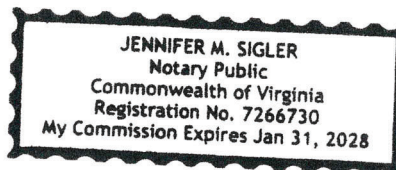

Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 6th day of June 2024.


Notary Public

My commission expires: 1-31-28



Jun 3, 2024 4:54:43 PM
State Route 677

430

PUBLIC NOTICE
TOWN OF VIENNA

PLANNING COMMISSION
BOARD OF ZONING APPEALS
APPLICATION FOR CONDITIONAL USE PERMIT

PROPOSED DRIVEWAY FOR 200 EAST BEAVER RD. AND
AN ADJACENT LOT TO BE USED AS A DRIVEWAY, ADJACENT TO THE DRIVEWAY
FOR THE DRIVEWAY FOR THE DRIVEWAY FOR THE DRIVEWAY FOR THE DRIVEWAY

DATE OF PUBLIC HEARING: JUNE 12, 2024 AT 7:00 PM
LOCATION: TOWN HALL, 127 CENTER STREET S, VIENNA, VA 22182

FOR MORE INFORMATION, CONTACT THE TOWN OF VIENNA PLANNING COMMISSION
AT 703-255-6300 OR WWW.VIENNA.VA.GOV

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW

CALL 703-255-6300
WWW.VIENNA.VA.GOV
TOWN HALL
127 CENTER STREET S

Jun 3, 2024 4:54:53 PM
State Route 677

PUBLIC NOTICE TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS APPLICATION FOR CONDITIONAL USE PERMIT

PROPERTY ADDRESS: 430 Old Court House Rd NE

TO PERMIT: Conditional use permit to operate a Family Day Home (home childcare) for up to twelve (12) children. Application filed by Bahareh Ranjbar.

TOWN HALL - 127 CENTER ST. S., ON: Wednesday, June 12, 2024, AT 7:30 PM.
PLANNING COMMISSION (recommendation of CUP to BZA)

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

INQUIRIES SHOULD BE DIRECTED TO THE DEPARTMENT 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**



June 4, 2024

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 will hold a public meeting to review the following:

1. Request for approval of a **conditional use permit** for specialized instruction for property located at **514 and 516 Mill Street NE**, in the Mill District. Application filed by Renee Pippin, of Pitcher's Edge LLC, business owner.
2. Request for approval of a **conditional use permit** for Family Day Home care of up to twelve (12) children at property located at 430 Old Court House Rd NE, in the RS-12.5 zoning district. Application filed by Bahareh Ranjbar.

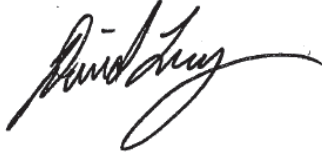
The Planning Commission will review the previously listed items, providing recommendations to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, June 12, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, July 17, 2023, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

Interested parties may contact the Department of Planning & Zoning, first floor of 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,

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

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

NOTICE OF PUBLIC MEETING

RE: 430 Old Court House Rd NE - FAMILY DAY HOME CARE



APPLICATION REQUEST

Conditional Use Permit for a Family Day Home care of up to twelve (12) children. Application filed by Bahareh Ranjbar, owner.

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

7:30 pm • Wednesday, June 12, 2024

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

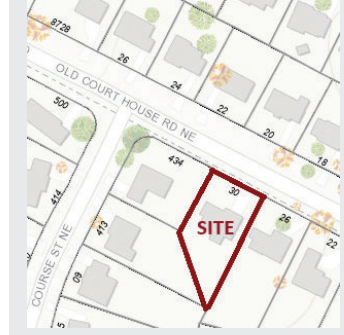
7:30 pm • Wednesday, July 17, 2024

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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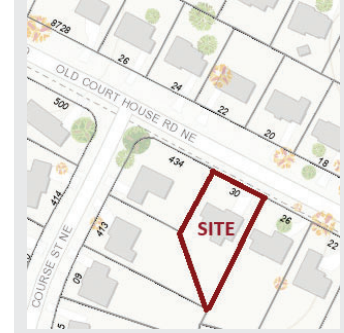
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SITE LOCATION



430 Old Court House Rd NE – CUP
Surrounding Properties List

Ke Wang
8720 Old Court House Rd
Vienna, VA 22180

Lillian T. Heilborn TR
8722 Old Court House Rd
Vienna, VA 22180

Stephen D. & Ana I Scavuzzo
8724 Old Court House Rd
Vienna, VA 22180

Thomas E. & Susan R. Bailey
434 Old Court House Rd NE
Vienna, VA 22180

Majid Naghdi & Sharareh Mozayani
413 Couse St NE
Vienna, VA 22180

Vaheed & Yasmin Shafaq
426 Old Court House Rd NE
Vienna, VA 22180

Nancy E. Talbot
8718 Old Court House Rd
Vienna, VA 22180

