



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.

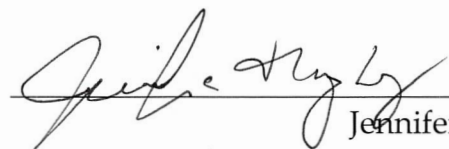
An advertisement of the Planning Commission meeting including date and time was published in the Washington Times on April 9, 2025, and April 16, 2025, two weeks prior to the scheduled meeting date for April 23, 2025.

A certified letter was sent on April 11, 2025, to Fairfax County Department of Planning & Development Planning Division.

Written notices were sent by registered mail on April 11, 2025, to the applicant and to the last known address of each abutting, facing, and adjacent property owners (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.

Two signs were posted in front of the subject location on April 11, 2025, with dates, time, and location of the Planning Commission meeting. A photo of the posted sign is attached.

Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for a request for rezoning of property located at 128 Nutley Street NW and more particularly described as tax map parcel 0383 02 0104, are attached.

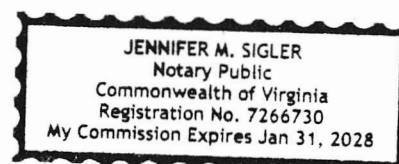

Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 11th day of April 2025.


Notary Public

My commission expires: 1-31-28



NOTICE OF PUBLIC HEARING

PLANNING COMMISSION

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 Planning Commission in the Vienna Town Hall, 127 Center Street, South, Vienna, Virginia, on **Wednesday, April 23, 2025**, beginning at 7:30 PM on the following:

Request for recommendation to Vienna Town Council to rezone property located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential – Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

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. Those persons desiring to speak are requested to notify staff of their intentions prior to the night of the public hearing. Please contact the Department of Planning & Zoning at (703) 255-6341 or DPZ@viennava.gov for more information.

BY ORDER OF THE PLANNING COMMISSION

Matthew Glassman, CHAIRMAN

PUBLICATION DATES:

THE WASHINGTON TIMES

April 9 & 16, 2025



April 11, 2025

William Prodo
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

Re: Applicant Notification

This letter serves to notify you that a meeting has been scheduled with the Planning Commission for **Wednesday, April 23, 2025, at 7:30 pm** for the following review:

Request for recommendation to Vienna Town Council to rezone property located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

The Planning Commission will review the application providing a recommendation to the Vienna Town Council. The Town Council will hold a separate public hearing to decide.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levey". The signature is fluid and cursive, with a long, sweeping underline.

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



April 11, 2025

Re: 128 Nutley Street NW

Please be advised that an application has been filed with the Town of Vienna for the following:

Application request for recommendation from the Planning Commission to Vienna Town Council to **rezone property** located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential – Multi-Unit Zone (RMU), for a proposed nine-unit townhouse development. Application filed by Connor Sekas of Sekas Homes Ltd, contracting agent on behalf of June Holmes, property owner.

This item is scheduled with the Planning Commission for public hearing **on Wednesday, April 23, 2025, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

As part of the review process, the Planning Commission will hold a public hearing and provide a recommendation to Vienna Town Council, which makes the final decision. Notification for Town Council's public meeting will be sent out separately.

The agenda and supporting materials for the Planning Commission's meeting will be posted online by COB Friday, April 18th at: <https://vienna-va.legistar.com/Calendar.aspx>. Interested parties may visit the Department of Planning & Zoning, first floor of Town Hall. For further inquiries and written public comments, please contact the Department of Planning and Zoning at 703 255-6341 or by Email: DPZ@viennava.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Murphy".

Jennifer Murphy
Clerk to the Planning Commission
Department of Planning & Zoning

PLANNING COMMISSION PROPOSED REZONING & DEVELOPMENT PLAN



SCAN CODE TO LEARN MORE

Property Address: 128 Nutley Street NW

Request: Recommendation to Vienna Town Council for a requested rezoning of property located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential – Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 23, 2025, AT 7:30 PM.
Planning Commission

ININQUIRIES 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

Apr 11, 2025 at 3:35:35 PM
128 Nutley St NW
Vienna VA 22180
United States

PUBLIC NOTICE

TOWN OF VIENNA

PLANNING COMMISSION PROPOSED REZONING & DEVELOPMENT PLAN



Property Address: 128 Nutley Street NW

Request: Recommendation to Vienna Town Council for a requested rezoning of property located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 23, 2025, AT 7:30 PM.

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<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**

Apr 11, 2025 at 3:35:30 PM
128 Nutley St NW
Vienna VA 22180
United States



Apr 11, 2025 at 3:32:11 PM
500-548 Windover Ave NW
Vienna VA 22180
United States



**PUBLIC NOTICE
TOWN OF VIENNA**

PLANNING COMMISSION
PUBLIC HEARING &
ORDINANCE MEETING

CALL 703-255-6300
WWW.VIENNVA.GOV

TOWN HALL
127 CENTER STREET S

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW

Apr 11, 2025 at 3:32:18 PM
500-548 Windover Ave NW
Vienna VA 22180
United States

PUBLIC NOTICE TOWN OF VIENNA

PLANNING COMMISSION PROPOSED REZONING & DEVELOPMENT PLAN



Property Address: 128 Nutley Street NW

Request: Recommendation to Vienna Town Council for a requested rezoning of property located at 128 Nutley Street NW, from the Residential-Single-Unit Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 23, 2025, AT 7:30 PM.

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TOWN HALL
127 CENTER STREET S

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