



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.

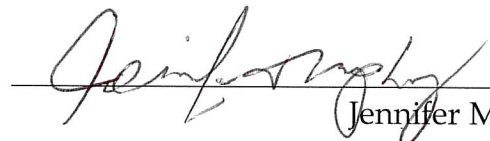
An advertisement for the Board of Zoning Appeals meeting with dates and time published in the Washington Times on July 1, and July 8, 2026, two weeks prior to the scheduled meeting date on July 15, 2026.

Written notices were sent by certified mail on July 8, 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, 420 Orchard Street NW on June 30, 2026, with dates of the Board of Zoning Appeals' hearing. A photo of the posted sign is attached.

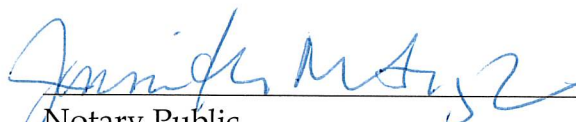
A certified letter was sent on June 30, 2026, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Board of Zoning Appeals' hearing for variance request at property located at 420 Orchard Street NW and more particularly described as tax map parcel 0383 52 0002, are attached.

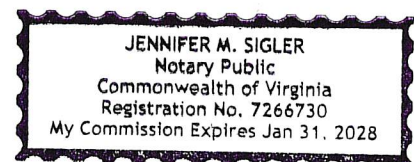

 Jennifer Murphy
 Board Clerk

Commonwealth of Virginia
 Town of Vienna

Subscribed and sworn before me this 8th day of July 2026.


 Notary Public

My commission expires: 1-31-28



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, July 15, 2026**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.

2. Request for approval of a variance from Section 18-544.4., Prohibited Signs., of the Town of Vienna Zoning and Subdivision Ordinance, to install 6 LED sign boards with changeable copy on and around parking facilities at the Navy Federal Credit Union campus at 820 Follin Ln SE and 1007 Electric Avenue, in the CP Corporate Park zoning district.

3. Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a Conditional Use Permit for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West 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

Michael Rettinger,
Chairman

Publication Dates: July 1st, 2026
July 8th, 2026

AD#103549



PUBLIC NOTICE

www.viennava.gov/notice

02

July 7, 2026

Re: Variance Request at Property Located at 420 Orchard St NW

Please be advised that an application has been filed with the Town of Vienna. The following is scheduled for review with the Board of Zoning Appeals on **Wednesday, July 15, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone. Application filed by Chis Salisbury, agent on behalf of Andrew Crawford and Rachel Sheahan, owners.

The agenda and supporting materials for the Board of Zoning Appeals meeting will be posted online by COB Friday, July 10, 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.**

Further inquiries or written public comments can be submitted to the Department of Planning and Zoning at 703 255-6341, or email: DPZ@viennava.gov. Interested parties may also visit the Department of Planning & Zoning, located on the first floor of Town Hall.

Respectfully,

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

Jennifer Murphy
Planning Specialist II
Clerk to the Board
Department of Planning & Zoning

CRAWFORD ANDREW CHARLES,
SHEAHAN RACHEL ELAINE
420 Orchard Street NW
Vienna, VA 22180

WIDEMAN BRYAN J,
WIDEMAN CATHERINE J
418 Orchard Street NW
Vienna, VA 22180

BATTIN TIMOTHY D,
ANDERSON REBECCA L
419 Orchard Street NW
Vienna, VA 22180

LAVERY ERIC A,
HODAPP KRISTIN
427 Orchard Street NW
Vienna, VA 22180

GEIB BRIAN M,
GEIB ALISON K
429 Orchard Street NW
Vienna, VA 22180

SCHWEGLER BRIAN A,
SCHWEGLER TARA A
432 Orchard Street NW
Vienna, VA 22180

Property Owner
315 Orchard Ct NW
Vienna, VA 22180

LEVENTHAL QUINN,
LEVENTHAL LEAH
314 Orchard Ct NW
Vienna, VA 22180



APPLICATION TYPE:

Variance

PROPOSAL:

Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.

PROPERTY ADDRESS:

420 Orchard St NW

MEETING DATE(S):

Board of Zoning Appeals: Wednesday, July 15, 2026 at 7:30 pm

Jun 30, 2026 at 2:42:17 PM
420 Orchard St NW
Vienna VA 22180
United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

SIGN ID

02

www.viennava.gov/notice



APPLICATION TYPE:

Variance

PROPOSAL:

Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.

PROPERTY ADDRESS:

420 Orchard St NW

MEETING DATE(S):

Board of Zoning Appeals: Wednesday, July 15, 2026 at 7:30 pm

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Jun 30, 2026 at 2:42:12 PM
420 Orchard St NW
Vienna VA 22180
United States





June 30, 2026

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, by 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, July 15, at 7:30 pm** to consider the following:

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a deck encroaching into the required rear yard, attached to an existing single-unit dwelling located at 420 Orchard St. NW, in the RS-12.5, Single-Unit Detached Residential zone.
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Federal Credit Union campus at 820 Follin Ln SE and 1007 Electric Avenue, in the CP Corporate Park zoning district.

3. Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for a Conditional Use Permit for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West 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