



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 § 18-844 of the Code of the Town of Vienna.

Written notices were sent by registered mail on April 18, 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, 108 Yeonas Circle SE on April 12, 2024, with the date of the Planning Commission meeting. A photo of the posted sign is attached.

A certified letter was sent on April 12, 2024, to Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on April 12, 2024, to the applicant notifying them of the scheduled public meeting with the Planning Commission.

Copies of the notices, pertaining to date, time, and location of the Planning Commission meeting for a Conditional Use Permit for property located at 108 Yeonas Circle SE and, more particularly described as tax map parcel 0393 13 2618, are attached.

Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 19th day of April, 2024.

Notary Public

My commission expires: 10/31/2025



NOTICE OF PUBLIC MEETING

RE: 108 YEONAS CIRCLE SE - FAMILY DAY HOME



APPLICATION REQUEST

Amending Conditional Use Permit for a Family Day Home for the maximum allowable twelve (12) children. Application filed by Tania Giviani-Faris & Kambiz Faris, owners.

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

7:30 pm • Wednesday, April 24, 2024

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

7:30 pm • Wednesday, May 15, 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



NOTICE OF PUBLIC MEETING

RE: 108 YEONAS CIRCLE SE - FAMILY DAY HOME



APPLICATION REQUEST

Amending Conditional Use Permit for a Family Day Home for the maximum allowable twelve (12) children. Application filed by Tania Giviani-Faris and Kambiz Faris, owners.

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

7:30 pm • Wednesday, April 10, 2024

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

7:30 pm • Wednesday, May 15, 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



108 Yeonas Circle SE – Surrounding Property Owners & Addresses

- Fariborz Saremi & Farzaneh Zavareei - 121 Kingsley Rd SE
- Mohsen Nikabakhshian & Fraiva Kaviani - 119 Kingsley Rd SE
- Stuart C & Natalie K Clark - 106 Yeonas Circle SE
- William O. Woods - 104 Yeonas Cir SE
- Anthony P. Giuseppe - 102 Yeonas Circle SE
- Katherine M. Buhl TR & Constance L. Buhl TR - 100 Yeonas Circle SE
- Susan W. Becker TR - 101 Yeonas Circle SE
- Florida V. Broussard TR - 103 Yeonas Circle SE
- Shudong Huang & Liyuan Lu - 105 Yeonas Circle SE
- Ayesha I. Hussain - 107 Yeonas Circle SE
- Chris F. & Dara White - 1105 Park St SE



PUBLIC MEETING

PLANNING COMMISSION

Wednesday, April 24, 2024, 7:30 PM

TOWN HALL, 127 CENTER ST. S, 2nd FLOOR

PROPERTY ADDRESS: 108 Yeonas Circle SE

PROPOSAL: Amendment of an existing conditional use permit for an existing Family Day Home (home childcare) increasing care to the maximum allowable twelve (12) children. Application filed by Tania Giviani-Faris and Kambiz Faris, owners.

Apr 12, 2024 at 3:24:52 PM

PUBLIC NOTICE
TOWN OF VIENNA

PUBLIC MEETING
PLANNING COMMISSION

Wednesday, April 24, 2024, 7:30 PM
TOWN HALL, 127 CENTER ST. S, 2ND FLOOR

PROPERTY ADDRESS: 108 Yeonas Circle SE

PROPOSAL: Amendment of an existing conditional use permit for an existing Family Day Home (home childcare) increasing care to the maximum allowable twelve (12) children. Application filed by Tania Giviani-Faris and Kami Faris, owners.

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW

Apr 12, 2024 at 3:24:59 PM



PUBLIC NOTICE
TOWN OF VIENNA

PUBLIC MEETING
PLANNING COMMISSION
Wednesday, April 24, 2024, 7:00 PM
Town Hall, 127 Center Street S, Vienna, VA 22182

PROPERTY ADDRESS: 07 Vienna-Town-02

Responsible Management of an existing residential lot
located on an unimproved lot. The lot is currently zoned
R-100 and is being proposed for rezoning to R-100
Special. The lot is located on the east side of the
lot and is being proposed for rezoning to R-100
Special.

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

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW



TOWN OF
VIENNA

April 12, 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:

1. Request for recommendation for amendment of **conditional use permit** to the Board of Zoning Appeals for a Family Day Home care of up to twelve (12) children at 108 Yeonas Circle SE, in the RS-10, Single-Family Residential zoning district. Application filed by Tania Giviani-Faris and Kami Faris, owners.

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

- Wednesday, April 24, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, May 15, 2024, 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 long, sweeping underline.

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



April 12, 2024

Tania Giviani-Faris
Happy Younglings, LLC
108 Yeonas Circle SE
Vienna, VA 22180

Re: Applicant Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, April 24, 2024, at 7:30 pm** with the Planning Commission for the following:

Request for recommendation for an amendment of a **conditional use permit** to the Board of Zoning Appeals for a Family Day Home care of up to twelve (12) children at 108 Yeonas Circle SE, in the RS-10, Single-Family Residential zoning district. Application filed by Tania Giviani-Faris and Karni Faris, owners.

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

Wednesday, April 24, 2024, at 7:30 pm, Vienna Town Hall - Planning Commission
Wednesday, May 15, 2024, at 7:30 pm, Vienna Town Hall - Tentatively scheduled with the Board of Zoning Appeals

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levy".

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