



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 hearing, date and time was published in the Washington Times on May 6, 2026, and May 13, 2026, two weeks prior to the scheduled meeting date of May 20, 2026.

An **applicant notification** was sent by certified mail on May 7, 2026,

Written notices were sent by certified mail on May 12, 2026, to the last known address of each abutting property owner (including those located across right-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, 415 Windover Ave NW on May 1, 2026, with the date for the scheduled the **Board of Zoning Appeals** hearing. A photo of the posted signs are attached.

A letter was sent by registered mail on May 7, 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 scheduled for **Conditional Use Permit** for property located at 415 Windover Ave NW, and more particularly described as tax map parcel 0383 21 0008A, are attached.



Patricia Taylor
Board Clerk

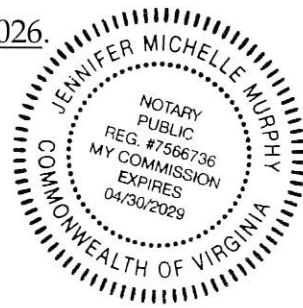
Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 13th day of May 2026.



Notary Public

My commission expires: 4/30/2029



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, May 20, 2026, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a Conditional Use Permit per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE - Avenue East commercial zone.
2. Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

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, Vice Chairman

Publication Dates: May 6th, 2026
May 13th, 2026

AD#101962



TOWN OF
VIENNA
Planning & Zoning

Department of Planning and Zoning

May 7, 2026

Mike Huber
Green Hedges School
415 Windover Ave NW
Vienna, VA 22180

Re: 415 Windover Ave NW – Conditional Use Permit

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request to amend an existing Conditional Use Permit to increase the number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

The meeting will be held at **7:30 p.m. on Wednesday, May 20, 2026**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, May 15th and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. Please note that someone **must** be present at the meeting to represent this application.

Best Regards,

Patricia Taylor
Planning Specialist I
Clerk to the Board of Zoning Appeals
Patricia.Taylor@viennava.gov
(703) 255-6348



TOWN OF
VIENNA
Planning & Zoning

May 12, 2026

Re: 415 Windover Ave NW – Conditional Use Permit Request

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to review a request to amend an existing Conditional Use Permit to increase the number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

The meeting will be held at **7:30 p.m. on Wednesday, May 20, 2026** at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, May 15th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. If you have any questions, please contact the Department of Planning and Zoning at 703 255-6341 or email at dpz@viennava.gov.

Sincerely,

Patricia Taylor
Planning Specialist I
Clerk to the Board of Zoning Appeals
patricia.taylor@viennava.gov
(703) 255-6348

List of Surrounding Property Owners

Resident

206 Lewis St NW
Vienna, VA 22180

Luis & Maria Chica
210 Lewis St NW

David A Welch TR
Katherine O Welch TR
412 Knoll St NW

William H Duross IV
Melissa L Duross
416 Knoll St NW

Mahmood Sahraeyan
Fereshteh Gachpazan
420 Knoll St NW

Tony Hua Zhang
424 Knoll St NW

Sara Byrd Goldberg
428 Knoll St NW

Michael & Elizabeth DiFrancisco
434 Knoll St NW

Patricia Ann Mercer Vinson TR
440 Knoll St NW

Harry & Yeshe Proctor
245 Nutley St NW

Vienna Commons Association
PO Box 300
Vienna, VA 22183

Suman Gupta
239 Commons Dr NW

Elks Lodge of the World
No 529 James HH
250 Nutley St NW

221



David & Penny Oszak
221 Nutley St NW

Laura Lee
Ramsey Zachariaia
213 Nutley St NW

Curtis Turnbow
435 Windover Avenue NW

Elnora M Duncan TR
Duncan Living Trust
222 Nutley St NW

Douglas L Mann TR
Linda J Mann TR
428 Windover Avenue NW

Ryung Suh
10215 Lawyers Rd

Resident
416 Windover Ave NW

Ashwani & Bhavna Gupta
134 Lewis St NW

Parker F Schofield III
135 Lewis St NW

Narayan Natarajan
Anitha E Thomas
207 Lewis St NW

APPLICATION TYPE:

PROPOSAL:

PROPERTY ADDRESS:

MEETING DATE(S):

May 6, 2026 at 4:24:40 PM
202 Lewis St NW
Vienna VA 22180
United States



PUBLIC NOTICE

SIGN ID

04

www.viennava.gov/notice



APPLICATION TYPE: Conditional Use Permit

PROPOSAL:

Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single Unit, 12,500 sq. ft zone.

PROPERTY ADDRESS: 415 Windover Ave NW

MEETING DATE(S):

Board of Zoning Appeals: Wed., May 20, 2026 at 7:30 p.m.

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

May 6, 2026 at 4:44:57 PM
245 Nutley St NW
Vienna VA 22180
United States



TOWN OF VIENNA **PUBLIC NOTICE** **SIGN ID 04**
www.viennava.gov/notice

APPLICATION TYPE: Conditional Use Permit

PROPOSAL: Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single Unit, 12,500 sq. ft. zone.

PROPERTY ADDRESS: 415 Windover Ave NW

MEETING DATE(S): Board of Zoning Appeals: Wed., May 20, 2026 at 7:30 p.m.

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

May 6, 2026 at 4:45:02 PM
227 Nutley St NW
Vienna VA 22180
United States



PUBLIC NOTICE

SIGN ID

04

www.viennava.gov/notice



APPLICATION TYPE: **Conditional Use Permit**

PROPOSAL:

Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single Unit, 12,500 sq. ft zone.

PROPERTY ADDRESS: **415 Windover Ave NW**

MEETING DATE(S):
Board of Zoning Appeals: Wed., May 20, 2026 at 7:30 p.m.



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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

May 6, 2026 at 4:24:33 PM
202 Lewis St NW
Vienna VA 22180
United States



NOTICE
THIS AREA IS
UNDER 24
HOUR VIDEO
SURVEILLANCE

 **TOWN OF VIENNA**
PUBLIC NOTICE SIGN ID **04**
www.viennava.gov/notice 

APPLICATION TYPE: Conditional Use Permit
PROPOSAL: Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304 for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single Unit, 12,500 sq. ft zone.

PROPERTY ADDRESS: 415 Windover Ave NW
MEETING DATE(S): Board of Zoning Appeals: Wed., May 20, 2026 at 7:30 p.m.

Questions? Call **703-255-6341**
DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW



May 7, 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, May 20, 2026, at 7:30 pm** to consider the following:

1. Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

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 e-mail at DPZ@Viennava.gov.

Sincerely,



Andrea West
Zoning Administrator
Department of Planning and
Zoning Town of Vienna, VA