



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 § 18-847 of the Code of the Town of Vienna.

Written notices were sent by regular mail on July 8, 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, 160 Maple Ave W, on June 28, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

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

A certified letter was sent on July 5, 2024, to the property owner and applicant.

A legal notice was posted in the Washington Times newspaper on July 5, 2024, and July 12, 2024 (two consecutive weeks), prior to the meeting.

Copies of the notices pertaining to the date, time, and location of the Board of Zoning Appeals meeting for a Conditional Use Permit for the property located at 160 Maple Ave W and more particularly described as tax map parcel 0384 02 0076 are attached.

Sharmaine Abaied

Planner

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of July, 2024.

Notary Public

My commission expires: 4/30/2025



Vienna Shopping Center LP
C/O Rappaport Mgt Co
8405 Greensboro Dr Ste 830 McLean, VA 22102 (Lot A, 30, 76)

James F Okoniewski
210 E Broad St Ste 100 Falls Church, VA 22046

Dallas O Berry TR & Joseph Berry Jr. TR
PO Box 2468 Vienna, VA 22183

Vienna Crossroads CO LLC
203 Maple Ave W Vienna, VA 22180

Treibley Vienna LLC
171 Maple Ave W Vienna, VA 22180

SPI Properties LLC
C/O Tom Wareham
6028 Chapman Rd Orton, VA 22079

Jacobson-Banks Vienna Venture LLC
C/O Trimark Corporation
6231 Leesburg Pike Ste 100 Falls Church, VA 22044

RS Maple Avenue LP
C/O Rosenthal Properties LLC
1945 Old Gallows Rd Ste 300 Vienna, VA 22180

Stephen Kenney RV Architects
467A N Washington Street Falls Church, VA 22046



PUBLIC NOTICE

TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT

PROPERTY ADDRESS: 160 Maple Avenue West – Seray Restaurant

TO PERMIT: Request for recommendation for conditional use permit to allow outdoor dining for over twelve (12) seats at 160 Maple Avenue West, in the Avenue Center (AC) zoning district. Application filed by Stephen Kenney.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, July 10, 2024, AT 7:30 PM.
PLANNING COMMISSION (recommendation for CUP)

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

INQUIRIES 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**

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

DO NOT REMOVE OR DEFACE