

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 § 18-214 of the Code of the Town of Vienna.

Written notices were sent by registered mail on March 7, 2025, 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.


Sings were posted in front of the subject location, 430,440,444 Maple Ave W on March 7, 2025, with the date of the Board of Zoning Appeals hearing. Photos of the posted signs are attached.

A certified letter was sent on March 7, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on March 7, 2025, to the property owner and the applicant.

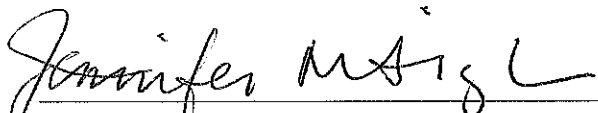
A legal notice was posted in the Washington Times newspaper on March 5th, 2025, and March 12, 2025, (two consecutive weeks), prior to the meeting.

Copies of the notices pertaining to the date, time, and location of the Board of Zoning Appeals meeting for a variance for the property located at 430,440,444 Maple Ave W and more particularly described as tax map parcels 0383 02 0139, 0383 02 0140, 0383 02 0141 are attached.

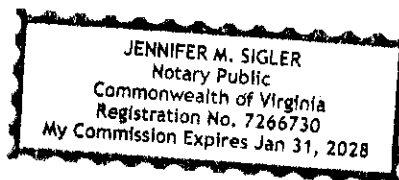

Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 14 day of March, 2025.


Notary Public

My commission expires: 1-31-28





March 6, 2025

Re: 430, 440, 444 Maple Ave W - Request for an Appeal of the Zoning Administrator's Determination

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to request to hear an appeal of the Zoning Administrator Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June 2021.

The meeting will be held at **7:30 p.m. on Wednesday, March 19, 2025**, 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, March 14th, 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.

Sincerely,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Clerk to the Board
Town of Vienna, VA



TOWN OF
VIENNA
Planning & Zoning

March 6, 2025

Odin, Feldman & Pittleman, P.C.

ATTN: Sara Mariska

1775 Wiehle Ave #400

Reston, VA 20190

Re: 430, 440, 444 Maple Ave W – Request for an Appeal of the Zoning Administrator's Determination.

This letter serves to notify you that a hearing will be held by the Board of Zoning Appeals to review your request to hear an appeal of the Zoning Administrator Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June 2021.

The meeting will be held at **7:30 p.m. on Wednesday, March 19, 2025**, 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, March 14th, 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,

Yaska Camacho Castillo

Clerk to the Board

Town of Vienna, VA

Yaska.Camacho@viennava.gov

(703) 255-6348

Jones-Lovell Enterprise LLC
9617 Verdict Dr Vienna, VA 22181

Daniel Mclean & Sheila Mclean TR
416 Millwood Ct SW Vienna, VA 22180

Townes of Vienna Inc.
C/O Pete Zouras
408 Millwood Ct SW Vienna, VA 22180

Norman and Ruthie Simmons
407 Roland St SW Vienna, VA 22180

Townes of Vienna Section Two
Homeowner Association
C/O Zili Cheng
130 Mendon Ln SW Vienna, VA 22180

Owner
Attn: M&T Property Management
9300 B, E. Hampton Dr. Capitol Heights, MD 20743

Yousefi Vienna Building LLC
502 Maple Ave W Vienna, VA 22180

501 Maple West LLC
PO Box 1208 Vienna, VA 22183

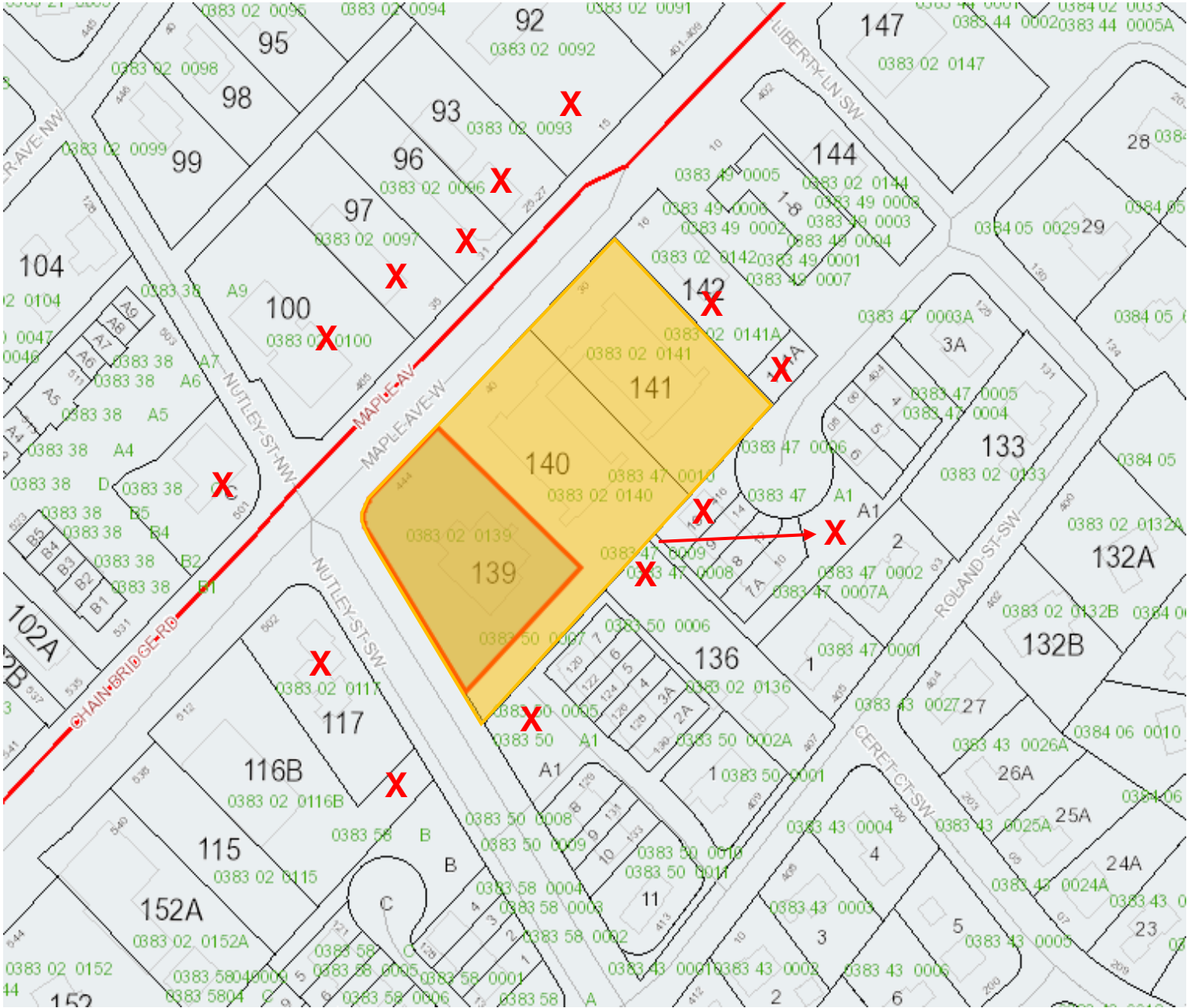
VEI Vienna LLC
6241 A Falls Rd Ste 202 Baltimore, MD 21209

Leopard Equities LLC
6908 Southridge Dr McLean, VA 22101

MAVV LLC
PO Box 59153 Potomac, MD 20859

GARSAY Properties LLC
10001 Georgetown Pike Ste 1557 Great Falls, VA 22066

415 Maple Avenue LLC
6025 G Burke Centre Parkway Burke, VA 22015



Vienna Development Associates LLC
505 Main St STE 400 Hackensack, NJ 07601

March 6, 2025

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, in accordance with 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, March 19, 2025, at 7:30 pm** to consider the following:

1. Request approval for a variance from Sec. 18-217., Residential - Single-Unit, 16,000 sq. ft. Zone (RS-16), 2. Residential Coverage, of the Town of Vienna Zoning and Subdivision Ordinance, to retain lot coverage over the permitted 25% on the property located at 205 Berry Street SE, in RS-16, Single-Family Detached Residential zone.
2. Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW -

Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June 2021.

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

Board of Zoning Appeals

Request an Appeal to the Zoning Administrator's Determination from Section §18-820 of the Vienna Town Code

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, March 19, 2025, at 7:30 PM. Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW**

From: [Purcell, Miranda](#)
To: [Camacho, Yvanka](#)
Subject: 444 Maple Ave W Posted Signs
Date: Friday, March 14, 2025 2:47:24 PM

The photos of the posted signs are also in the address file: P:\Address Files\444 Maple Ave W\Photos

Miranda Purcell | Senior Zoning Compliance Officer
Miranda.Purcell@viennava.gov

Office: 703-255-7844 | Zoning Dept.: 703-255-6341
127 Center Street S, Vienna, VA 22180
www.viennava.gov

From: Purcell, Miranda

Sent: Friday, March 7, 2025 5:20 PM

To: Yvanka Camacho <Yvanka.Camacho@viennava.gov>; West, Andrea <Andrea.West@viennava.gov>

Subject: 444 Maple Ave W Posted Signs



Mar 7, 2025 at 3:18:52 PM

444 Maple Ave W

Vienna VA 22180

United States

PUBLIC NOTICE TOWN OF VIENNA

Board of Zoning Appeals Request an Appeal to the Zoning Administrator's Determination from Section §18-820 of the Vienna Town Code

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

Request to hear an appeal of the Zoning Administrator's Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odlin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, March 19, 2025, at 7:30 PM. Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW**

CALL 703-255-6300

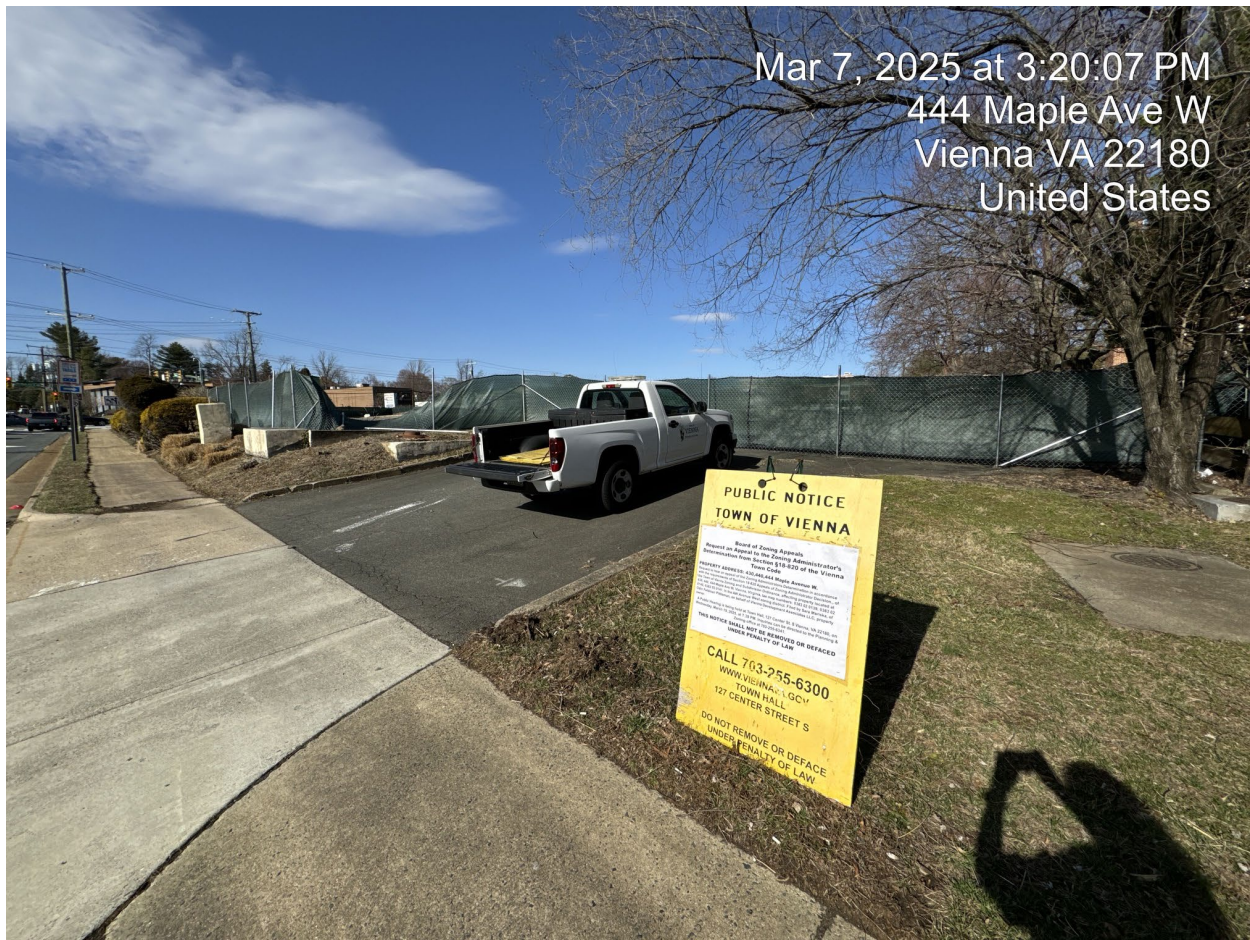
WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

**DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW**

Mar 7, 2025 at 3:20:07 PM
444 Maple Ave W
Vienna VA 22180
United States



Mar 7, 2025 at 3:20:17 PM
444 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the Vienna
Town Code

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.
Request to hear an appeal of the Zoning Administrator's Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision, of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, March 19, 2025, at 7:30 PM. Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW

CALL 703-255-6300

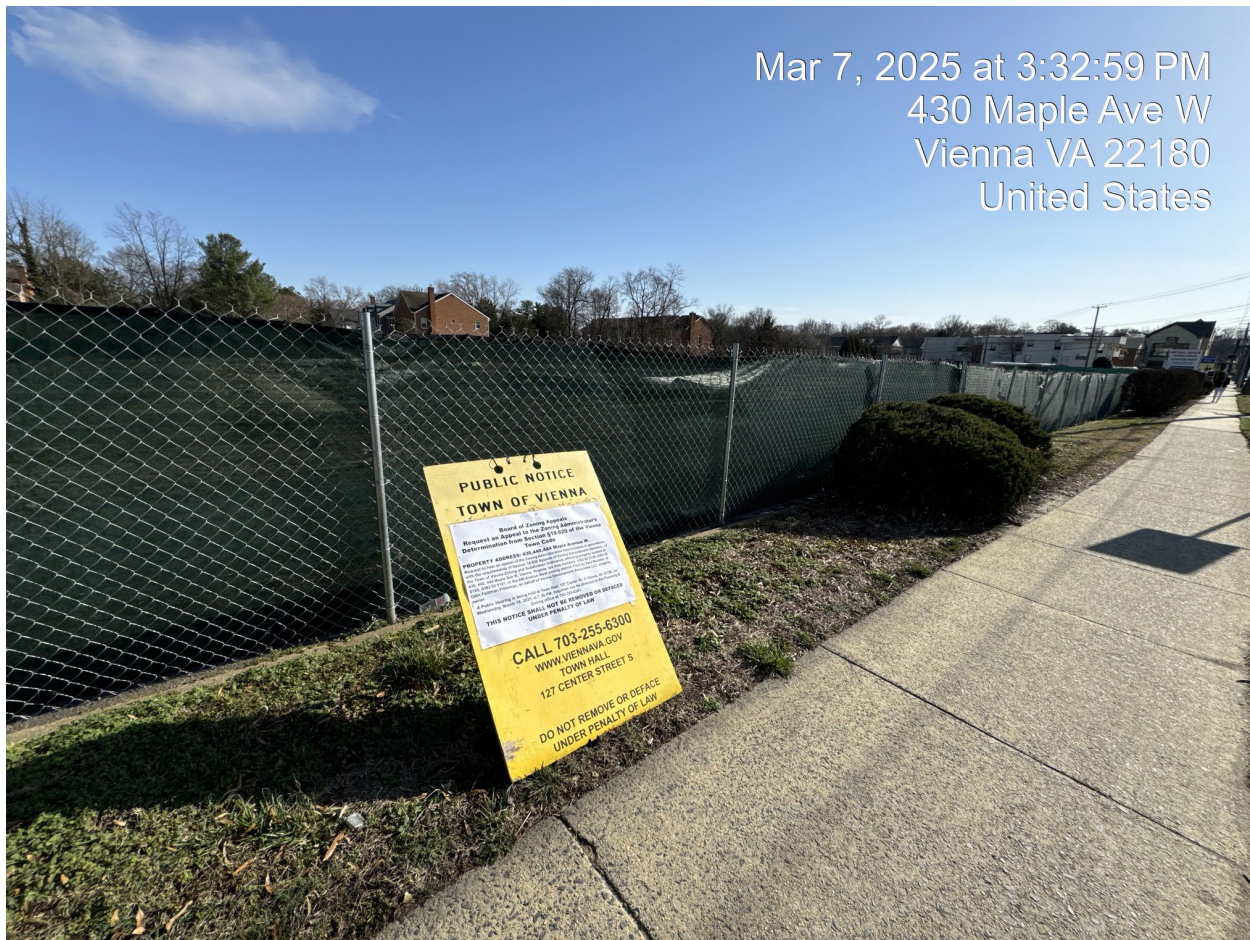
WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

DO NOT REMOVE OR DEFACE
UNDER PENALTY OF LAW

Mar 7, 2025 at 3:32:59 PM
430 Maple Ave W
Vienna VA 22180
United States



Mar 7, 2025 at 3:33:03 PM
430 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE
TOWN OF VIENNA

Board of Zoning Appeals
Request an Appeal to the Zoning Administrator's
Determination from Section §18-820 of the Vienna
Town Code

PROPERTY ADDRESS: 430,440,444 Maple Avenue W.

Request to hear an appeal of the Zoning Administrator's Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, March 19, 2025, at 7:30 PM. Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

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

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, March 19, 2025**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a variance from Sec. 18-217., Residential - Single-Unit, 16,000 sq. ft. Zone (RS-16), 2. Residential Coverage, of the Town of Vienna Zoning and Subdivision Ordinance, to retain lot coverage over the permitted 25% on the property located at 205 Berry Street SE, in RS-16, Single-Family Detached Residential zone.

2. Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 02 0140, 0383 02 0141, in the AW - Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determine that the existing condition of the property did not meet the requirements of the site plan approved in June of 2021.

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
Joseph Lowther, Chairman

Publication Dates: March 5th, 2025
March 12th, 2025

AD#91128