



## 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.

A sign was posted at the subject location, addressed 514 & 516 Mill Street NE on June 3, 2024, with dates for the Planning Commission meeting and Board of Zoning Appeals. A photo of the posted sign is attached.

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


Written notices were sent by registered mail on June 6, 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.

Copies of the notice, pertaining to the date, time and location of the Planning Commission meeting for property addressed 514 & 516 Mill Street NE and more particularly described as tax map parcel 0382 02 0147, are attached.

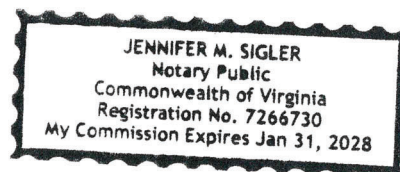
  
Jennifer Murphy  
Planning Commission Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 6th day of June 2024.

  
Notary Public

My commission expires: 1-31-28





Jun 3, 2024 4:20:36 PM

# PUBLIC NOTICE

## TOWN OF VIENNA

### PLANNING COMMISSION BOARD OF ZONING APPEALS APPLICATION FOR CONDITIONAL USE PERMIT

**PROPERTY ADDRESS:** Pitcher's Edge, LLC - 514 & 516 Mill St NE

**TO PERMIT:** A conditional use permit for specialized instruction in the Mill District. Application filed by Renee Pippin, of Pitcher's Edge LLC, business owner.

TOWN HALL - 127 CENTER ST. S., ON: Wednesday, June 12, 2024, AT 7:30 PM.  
PLANNING COMMISSION (recommendation of CUP to BZA)

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

INQUIRIES SHOULD BE DIRECTED TO THE DEPARTMENT OF PLANNING AND ZONING  
(703) 255-6341 or [DPZ@viennava.gov](mailto: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 UNDER PENALTY OF LAW



Jun 3, 2024 4:21:11 PM





June 4, 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 the following:

1. Request for approval of a **conditional use permit** for specialized instruction for property located at **514 and 516 Mill Street NE**, in the Mill District. Application filed by Renee Pippin, of Pitcher's Edge LLC, business owner.
2. Request for approval of a **conditional use permit** for Family Day Home care of up to twelve (12) children at property located at 430 Old Court House Rd NE, in the RS-12.5 zoning district. Application filed by Bahareh Ranjbar.

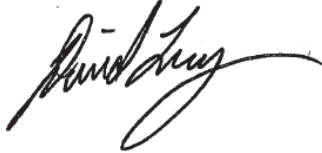
The Planning Commission will review the previously listed items, providing recommendations to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, June 12, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, July 17, 2023, 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](mailto:DPZ@Viennava.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "David Levy", with a stylized flourish at the end.

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

# NOTICE OF PUBLIC MEETING

RE: 514 & 516 Mill Street NE - Pitchers Edge LLC



## APPLICATION REQUEST

Conditional Use Permit for specialized instruction.  
Application filed by Renee Pippin, of Pitchers Edge LLC, business owner.

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

**7:30 pm • Wednesday, June 12, 2024**

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

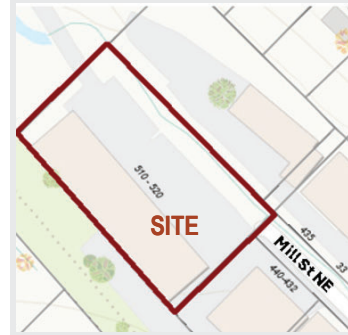
**7:30 pm • Wednesday, July 17, 2024**

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](mailto: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



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## SITE LOCATION





## 514 – 516 Mill Street NE Surrounding Properties List

500 Mill Street LLC  
C/o Kevin A Williams  
PO Box 1565  
Vienna, VA 22183

Capital Building Supply, Inc.  
8429 Euclid Avenue  
Manassas, VA 20111

Spir-Oh Associates, LLC  
742 Florence Place  
Herndon, VA 20170

Northern VA Regional Park Authority  
5400 Ox Rd  
Fairfax, VA 22039

Clean Advantage Corporation  
DBA: Buswell & Bennett Commercial Cleaning  
440 Mill St NE  
Vienna, VA 22180

American Drywall Painting & Company  
438 Mill Street NE  
Vienna, VA 22180

Elite Athletic Performance, LLC  
DBA Crossfit Mill Street  
432 – 436 Mill St NE  
Vienna, VA 22180

Versailles Gallery, LLC  
510 Mill Street NE, #A  
Vienna, VA 22180

Diventures Virginia, LLC  
510 Mill Street NE  
Vienna, VA 22180

Dominion Dive Club, LLC  
510 Mill Street NE, #B  
Vienna, VA 22180

Pure Performance  
514 Mill Street NE  
Vienna, VA 22180

Odat, LLC  
Air Treatment Company  
518 Mill Street NE  
Vienna, VA 22180

Caboose Brewing Co.  
520 Mill Street NE  
Vienna, VA 22180

