



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.

A sign was posted at the subject location, addressed **160 Maple Avenue West** on **June 28, 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 28, 2024**, to Fairfax County Department of Planning & Development Planning Division.

Written notices were sent by registered mail on **July 3, 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 **160 Maple Avenue West** and more particularly described as tax map parcel number 0384 02 0076, are attached.

Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 5th day of July 2024.

Notary Public

Cristina Mae Staehling Zamora

My commission expires: 10/31/27



Cristina Mae Staehling Zamora
Commonwealth of Virginia
Notary Public
Commission No. 8054466
My Commission Expires 10/31/2027

**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 DEFACTED
UNDER PENALTY OF LAW**



COMING SOON!
SERAY
LEBANESE CUISINE
Vienna
SHOPPING CENTER

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 (preliminary for CUP)
AND ON Wednesday, July 17, 2024 AT 7:30 PM
BOARD OF ZONING APPEALS (preliminary for CUP)

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6345 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
UNDER PENALTY OF LAW



June 28, 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 recommendation for **conditional use permit** to allow specialized instruction at 450 Maple Avenue East, Suite 302, in the Avenue East (AE) zoning district. Application filed by Issam Mohamed.
2. Request for recommendation for **conditional use permit** to allow outdoor dining for over twelve (12) seats at 160 Maple Avenue East, in the Avenue Center (AC) zoning district. Application filed by Stephen Kenney.
3. Request for recommendation for the **renewal of a conditional use permit** to the Board of Zoning Appeals for a Family Day Home for care of up to twelve (12) children at 305 Jade Court NW, in the 12.5 zoning district. Application filed by Zeinab Salem.

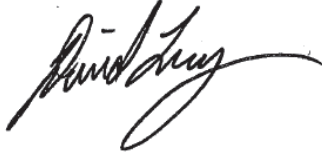
The Planning Commission will review the previously listed items, providing recommendations to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, July 10, 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.

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

NOTICE OF PUBLIC MEETING

RE: 160 Maple Avenue West - Seray Restaurant



APPLICATION REQUEST

Conditional Use Permit to allow outdoor dining for over twelve (12) seats. Application filed by Stephen Kenney, applicant representative.

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

7:30 pm • Wednesday, July 10, 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 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

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SITE LOCATION



160 Maple Avenue West
Seray Restaurant

Vienna Shopping Center P
8405 Greensboro Dr. STE 830
Care Rappaport Mgt CO
Mclean, VA 22102

Business Owner/ Tenant
116 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
120 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
122 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
124 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
126 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
128 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
130 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
134 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
136 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
138 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
140 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
1945 Old Gallows Rd STE 300
c/o Rosenthal Properties LLC
Vienna, VA 22180



Business Owner/ Tenant
1945 Old Gallows Rd STE 300
c/o Rosenthal Properties LLC
Vienna, VA 22180

Business Owner/ Tenant
142 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
144 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
146 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
6231 Leesburg Pike Ste 100
c/o Trimark Corporation
Falls Church, VA 22044

Business Owner/ Tenant
148 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
150 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
6028 Chapman Rd
C/o Tom Wareham
Loston, VA 22079

Business Owner/ Tenant
160 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
164 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
171 Maple Ave W
Vienna, VA 221810

Business Owner/ Tenant
172 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
176 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
180 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
214 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
216 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
218 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
220 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
222 Maple Ave W
Vienna, VA 22180

Business Owner/ Tenant
224 Maple Ave W
Vienna, VA 22180

Resident
123 Hickory Cir SW
Vienna, VA 22180

Resident
119 Hickory Cir SW
Vienna, VA 22180

Dallas O Berry TR
Joseph O Berry Jr. TR
PO Box 2468
Vienna, VA 22180

James Okoneiwski
112 Courthouse Rd SW
Vienna, VA 22180