



**PUBLIC NOTIFICATION AFFIDAVIT**

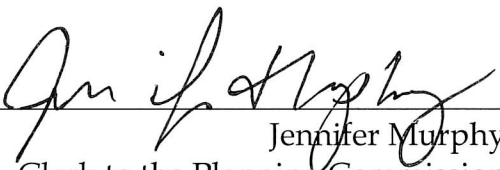
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

Written notices were sent by certified mail on *July 1, 2026*, 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, 512 Maple Avenue West on *June 23, 2026*, with dates of the Planning Commission meeting and the Board of Zoning Appeals public hearing. A photo of the posted sign is attached.

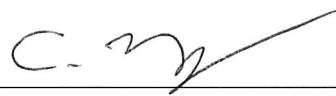
A certified letter was sent on *June 26, 2026*, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Planning Commission’s meeting for conditional use permit review of the property located at 512 Maple Avenue West, and more particularly described as tax map parcel 0383 02 0116B, are attached.

  
 \_\_\_\_\_  
 Jennifer Murphy  
 Clerk to the Planning Commission

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 1<sup>st</sup> day of July 2026.

  
 \_\_\_\_\_  
 Notary Public                      Cristina Mae Staehling Zamora

My commission expires: 10/31/27



# NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



## APPLICATION REQUEST

Conditional Use Permit for specialized instruction.  
Application filed by Alexey Predit of Zerkalo LLC.

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

**7:30 pm • Wednesday, July 8, 2026**

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

**7:30 pm • Wednesday, July 15, 2026**

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



# NOTICE OF PUBLIC MEETING

RE: 512 Maple Avenue West - Zerkalo Musical Theater



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## SITE LOCATION



Attn: M&T Property Management  
9300 B E Hampton Drive  
Capital Heights MD 20743

Quantum Movement, Inc  
512 Maple Ave West  
Vienna, VA 22180

Vienna CW Real Estate LLC  
2132 Polo Pointe Drive  
Vienna, VA 22181

501 Maple West LLC  
PO Box 1208  
Vienna, VA 22183

Attn: Treasurer  
Townes of Vienna III  
Community Association Inc  
4306 Evergreen Ln, Ste 101  
Annandale, VA 22003

Maple Harmony Relax Spa LLC  
502 Maple Ave West  
Vienna, VA 22180

535 Maple Avenue LLC  
8002 Hollington Place  
Fairfax Station, VA 22039

BKC LLC  
512 Maple Avenue West  
Vienna, VA 22180

The Lab VA LLC  
512 Maple Ave West  
Vienna, VA 22180

Purpose HHH Legacy LLC  
538 Maple Ave West  
Vienna, VA 22180

Vienna Development Associates LLC  
505 Main Street Ste 400  
Hackensack, NJ 07601

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

Amazing Body Work Inc  
502 Maple Ave West  
Vienna, VA 22180

Vienna Dance Center LLC  
512 Maple Ave W, Unit 203  
Vienna, VA 22180

Zerkalo LLC  
512 Maple Ave West, Unit 203  
Vienna, VA 22180

C/o Armstrong Associates  
Village Green Owners Assn Inc  
2567 Chain Bridge Rd  
Vienna, VA 22181

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

Lavouche LLC  
502 Maple Ave West  
Vienna, VA 22180

Aesthetic & Laser Plastic Surgery Center  
502 Maple Ave West  
Vienna, VA 22180



**APPLICATION TYPE:** Conditional Use Permit

**PROPOSAL:**

*Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at Zerkalo Musical Theater located at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district.*

**PROPERTY ADDRESS:** 512 Maple Avenue West

**MEETING DATE(S):**

**Planning Commission:** Wednesday, July 8, 2026, 7:30 p.m.

**Board of Zoning Appeals:** Wednesday, July 15, 2026, 7:30 p.m.

512 MAPLE AVE W PUBLIC NOTICE



512 MAPLE AVE W PUBLIC NOTICE



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TOWN OF  
**VIENNA**

June 26, 2026

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's Planning Commission will hold a public meeting to review the following:

- Request for approval of a Conditional Use Permit in accordance with Sec. 18-304 of the Town of Vienna Zoning and Subdivision Ordinance for Specialized Instruction at 512 Maple Ave W Suite 203, in the AW – Avenue West zoning district. Application filed by Alexey Predit on behalf of Zerkalo LLC, owner.

The Planning Commission will review the previously listed item, providing recommendation to the Board of Zoning Appeals. Scheduled meeting dates are as follows:

- **Wednesday, July 8, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, July 15, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals**

Interested parties may contact the Department of Planning & Zoning, on the first floor of Vienna 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