

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.

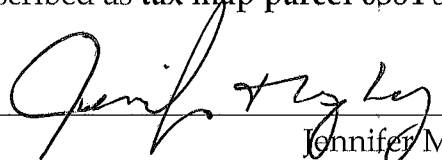
An advertisement for Town Council meeting, including dates and time was published in the Washington Times on **March 23, 2026**, and **March 30, 2026**, two weeks prior to the scheduled meeting date on **Monday, April 6, 2026**.

Written notices were sent by certified mail on **March 20, 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.

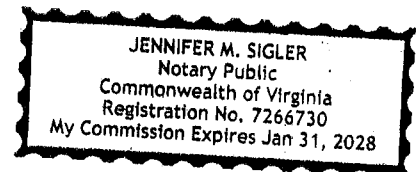
A written notice was sent to the applicant/owner by certified mail on **March 20, 2026**.

One sign was posted in front of the subject location, Bear Branch Tavern, 133 Maple Avenue East on **March 2, 2026**, with dates of the Planning Commission meeting and Town Council hearing. A photo of the posted sign is attached.

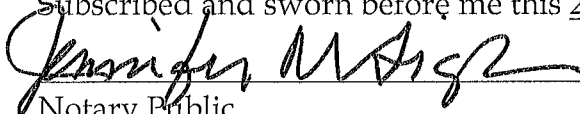
Copies of the notices, pertaining to date, time and location of the Vienna Town Council public hearing for a **Modification of Requirement for Bear Branch Tavern**, located at **133 Maple Avenue East** and more particularly described as tax map parcel **0384 54 0100**, are attached.


Jennifer Murphy
Clerk of the Planning Commission

Commonwealth of Virginia
Town of Vienna



Subscribed and sworn before me this 20th day of March 2026.


Notary Public

My commission expires: 1-31-28

TOWN OF VIENNA, VIRGINIA

PUBLIC HEARING NOTICE

The Vienna Town Council will hold a public hearing on Monday, April 6, 2026, at 7:30 p.m. in the Town Council Chambers, Vienna Town Hall, 127 Center Street South, Vienna, Virginia, to consider the following:

Bear Branch Tavern – 133 Maple Ave E

Request for a Modification of Requirements (§18-830) related to reduction of required off-street parking for additional restaurant seating.

The Planning Commission reviewed this application on March 11, 2026.

Application materials may be examined at the Dept. of Planning & Zoning, Vienna Town Hall, 127 Center St. S., Vienna, VA, during normal business hours or at www.viennava.gov.

All persons wishing to express their views on this matter are invited to attend the public hearing or submit written comments to the Town Clerk, Town of Vienna, 127 Center Street South, Vienna, VA 22180 prior to the hearing.

BY ORDER OF THE TOWN COUNCIL

Shelley Kozlowski,
Town Clerk

Publication Dates: March 23rd, 2026
March 30th, 2026

AD#100911



PUBLIC NOTICE

www.viennava.gov/notice

02

March 20, 2026

Re: 133 Maple Avenue East – Bear Branch Tavern

Please be advised that an application has been filed with the Town of Vienna. The following is scheduled for a public hearing with the Town Council on **Monday, April 6, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

Request for **modification of requirements** for Bear Branch Tavern, located at 133 Maple Avenue East in the AE, Avenue East Gateway district, for a reduction of required parking by employing a valet service to meet demand of proposed additional restaurant seating. Application filed by Evan Pritchard of Wire Gill LLP on behalf of Speakeasy Real Estate Holdings LLC, owner

The agenda and supporting materials for Town Council's public hearing will be posted online by close of business on Tuesday, March 31, 2026 at: <https://vienna-va.legistar.com/Calendar.aspx>.

Public Notice information for this application can be viewed online at:

<https://www.viennava.gov/Town-Departments/Planning-Zoning/Public-Notice-Signs> - **See Sign ID Number: 02.**

Interested parties may also visit the Department of Planning & Zoning, on the first floor of Town Hall. Further inquiries and written public comments can contact the Department of Planning and Zoning at 703 255-6341, or email: DPZ@viennava.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Murphy".

Jennifer Murphy
Clerk of the Planning Commission
Department of Planning & Zoning

Surrounding Property Owner/Business
List



14001 Germain Dr Ste c-650
Centreville, VA 20121

Business
126 Maple Avenue East
Vienna, VA 22180

Business
128 Maple Avenue East
Vienna, VA 22180

Business
128 Maple Avenue East
Vienna, VA 22180

Business
120 Maple Avenue East
Vienna, VA 22180

Fairfax County Board of Supervisors
12000 Government Center Pkwy, Ste 424
Fairfax, VA 22035

Fairfax County School Board
8115 Gatehouse Rd
Falls Church, VA 22042

Vienna Elementary School
128 Center Street S
Vienna, VA 22180

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

[Redacted]
133 Maple Avenue East, Ste 100 & 100A
Vienna, VA 22180

[Redacted]
133 Maple Avenue E, Ste 200
Vienna, VA 22180

[Redacted]
8295 Falcon Glen Rd
Warneton, VA 20186

[Redacted]
133 Maple Avenue East, Ste 202
Vienna, VA 22180

[Redacted]
133 Maple Ave East, Ste 204
Vienna, VA 22180

[Redacted]
133 Maple Ave East, Unit 206
Vienna, VA 22180

[Redacted] TR
133 Maple Avenue East, Unit 100
Vienna, VA 22180

[Redacted]
133 Maple Avenue East, Unit 306
Vienna, VA 22180

[Redacted]
133 Maple Avenue East, Ste 200
Vienna, VA 22180

[Redacted]
133 Maple Avenue East, Ste 306
Vienna, VA 22180

[Redacted]
133 Maple Avenue East, Ste 204
Vienna, VA 22180

[Redacted]
133 Maple Avenue East, Ste 306
Vienna, VA 22180

[Redacted]
132 W Broad Street
Falls Church, VA 22046



March 20, 2026

Speakeasy Real Estate Holdings LLC
132 W Broad Street
Falls Church, VA 22046

Re: Applicant Notification

This letter serves to notify you that a public hearing has been scheduled with Vienna Town Council for **Monday, April 6, 2026, at 7:30 pm** in Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180, to review your application for the following:

Request for modification of requirements for Bear Branch Tavern, located at 133 Maple Avenue East, in the AE, Avenue East Gateway district, for a reduction of required parking by employing a valet service to meet demand of proposed additional restaurant seating.

The agenda and supporting materials for the Town Council's public hearing will be posted online by close of business on Tuesday, March 31, 2026 at: <https://vienna-va.legistar.com/Calendar.aspx>.

Public Notice information for this application can be viewed online at: <https://www.viennava.gov/Town-Departments/Planning-Zoning/Public-Notice-Signs> - **See Sign ID Number: 02.**

For questions, please contact the Department of Planning & Zoning, on the first floor of Town Hall. By phone: 703 255-6341, or email: DPZ@viennava.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David Levey". The signature is fluid and cursive, written over a white background.

David B. Levey, AICP
Director of Planning & Zoning
Town of Vienna, VA

APPLICATION TYPE: Modification of Requirements

PROPOSAL:

Request to approve reduction of required parking by employing valet service to meet demand of proposed additional restaurant seating

PROPERTY ADDRESS: 133 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wed., March 11, 2026 at 7:30 p.m.
Town Council: Monday, April 6, 2026 at 7:30 p.m.

Mar 2, 2026 at 1:27:12 PM
133 Maple Ave E
Vienna VA 22180
United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

SIGN ID

02

www.viennava.gov/notice



APPLICATION TYPE: Modification of Requirements

PROPOSAL:

Request to approve reduction of required parking by employing valet service to meet demand of proposed additional restaurant seating

PROPERTY ADDRESS: 133 Maple Avenue East

MEETING DATE(S):

Planning Commission: Wed., March 11, 2026 at 7:30 p.m.

Town Council: Monday, April 6, 2026 at 7:30 p.m.

Questions? Call **703-255-6341**

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Mar 2, 2026 at 12:06 PM
136 Maple Ave E
Vienna VA 22180
United States



FOR LEASE
COMMERCIAL PROPERTY

Sean Sharifi
703-819-8349

LYDIA
REAL ESTATE LLC



VIRGINIA
PUBLIC NOTICE SIGN ID **02**
www.virginia.gov/notice

APPLICATION FEE: \$100.00 (non-refundable)
PROPOSAL: Request for proposal solicitation for proposed parking lot expansion to support development of parking lot expansion at 136 Maple Ave E, Vienna, VA 22180. The proposal is due on Monday, April 6, 2026 at 10:00 AM.

PROPERTY ADDRESS: 136 Maple Ave E, Vienna, VA 22180
MEETING LOCATION: 136 Maple Ave E, Vienna, VA 22180
MEETING DATE: April 6, 2026 at 10:00 AM

Questions? Call 703-255-6341
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www.virginia.gov/notice