



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 the Board of Zoning Appeals hearing, date and time was published in the Washington Times on May 6, 2026, and May 13, 2026, two weeks prior to the scheduled meeting date of May 20, 2026.

An **applicant notification** was sent by certified mail on May 7, 2026,

Written notices were sent by certified mail on May 12, 2026, to the last known address of each abutting property owner (including those located across right-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, 421 Church St NE on April 22, 2026, with dates for the scheduled **Planning Commission** meeting and the **Board of Zoning Appeals** hearing. A photo of the posted sign is attached.

A letter was sent by certified mail on April 22, 2026, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Board of Zoning Appeals' hearing scheduled for **Conditional Use Permit** for property located at 421 Church St NE, and more particularly described as tax map parcel 0382 02 0019, are attached.

Patricia Taylor
Board Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 13th day of May 2026.



Notary Public

My commission expires: 1-31-28

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, May 20, 2026, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a Conditional Use Permit per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE - Avenue East commercial zone.
2. Request to amend an existing Conditional Use Permit to increase number of students from 190 to 217 and staff from 42 to 50 in accordance with Sec. 18-304, for the Green Hedges School, located at 415 Windover Ave NW, in the RS-12.5 Residential - Single-Unit, 12,500 sq. ft. zone.

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

Michael Rettinger, Vice Chairman

Publication Dates: May 6th, 2026
May 13th, 2026

AD#101962



May 7, 2026

Virginia Cardiovascular Investments LLC
8100 Ashton Ave, Ste 200
Manassas, VA 20109

Re: 421 Church St NE – Conditional Use Permit

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request for approval of a Conditional Use Permit per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE – Avenue East commercial zone.

The meeting will be held at **7:30 p.m. on Wednesday, May 20, 2026**, 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, May 15th 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,

Patricia Taylor
Planning Specialist I
Clerk to the Board of Zoning Appeals
Patricia.Taylor@viennava.gov
(703) 255-6348



TOWN OF
VIENNA
Planning & Zoning

May 12, 2026

Re: 421 Church St NE – Conditional Use Permit Request

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to review a request for approval of a Conditional Use Permit per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE – Avenue East commercial zone.

The meeting will be held at **7:30 p.m. on Wednesday, May 20, 2026** 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, May 15th, 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 or email at dpz@viennava.gov.

Sincerely,

A handwritten signature in black ink that reads "Patricia Taylor". The signature is written in a cursive, flowing style.

Patricia Taylor
Planning Specialist I
Clerk to the Board of Zoning Appeals
patricia.taylor@viennava.gov
(703) 255-6348

Surrounding Property Owner List

Virginia Cardiovascular Investments LLC

8100 Ashton Ave, Ste 200

Manassas, VA 20109

Tenant

209 Elden St, Ste 110

Vienna, VA 22180

Council Square Inc.

C/o G Thomas Collins Jr

PO Box 11086

Mclean, VA 22102 7986

Lea Wei Kao

407 B Church St NE

Vienna, VA 22180

Lesu Investment LLC

115 Beulah Rd NE, Ste 100

Vienna, VA 22180

Thai Massage & Healing LLC

407 Church St NE

Vienna, VA 22180

115 Beulah Rd LLC

115 Beulah Rd NE, Ste 200-E

Vienna, VA 22180

George D Beglis TR

Jeanne Beglis TR

407 Church St NE, Ste I

Vienna, VA 22180

Victoria Station Inc.

115 Beulah Rd NE, Ste 100C

Vienna, VA 22180

Colcon Properties LC

407 Church St NE, Ste L

Vienna, VA 22180

Nazu Tex International America LTD

209 Elden St, Ste 110

Herndon, VA 20170

Church Street Condo LLC

407 Church St NE, Unit H

Vienna, VA 22180

Surrounding Property Owner List

Church Street Vienna LLC
407 Church St NE, Unit G
Vienna, VA 22180

410 Maple Avenue LLC
4042 Hunt Rd
Fairfax, VA 22032

Owner
407 Church St NE, Ste F
Vienna, VA 22180

Klondyke Church LLC
PO Box 2378
Peachtree City, GA 30269

Susan M. Payne
20843 Adams Mill Pl
Ashburn, VA 20147

Tenant
103 Beulah Rd NE #201
Vienna, VA 22180

Tenant
407 Church St NE, Ste A
Vienna, VA 22180

Tenant
103 Beulah Rd NE
Vienna, VA 22180

Vienna Saan LLC
512 Nelson Dr NE
Vienna, VA 22180

Tenant
410 Maple Ave E
Vienna, VA 22180

Tenant
407 Church St NE, Ste E
Vienna, VA 22180

Tenant
421 Church St NE #E
Vienna, VA 22180

Ma and Jr LLC
40517 Hazel Pl
Aldie, VA 20105

Tenant
421 Church St NE #D
Vienna, VA 22180

Surrounding Property Owner List

Tenant

421 Church St NE #B

Vienna, VA 22180

Tenant

501 Church St NE #110

Vienna, VA 22180

Tenant

421 Church St NE #H

Vienna, VA 22180

Tenant

501 Church St NE #300

Vienna, VA 22180

Tenant

421 Church St NE #A

Vienna, VA 22180

Tenant

501 Church St NE #105

Vienna, VA 22180

Tenant

421 Church St NE #C

Vienna, VA 22180

Tenant

501 Church St NE #204

Vienna, VA 22180

Tenant

421 Church St NE #F

Vienna, VA 22180

Tenant

501 Church St NE #305

Vienna, VA 22180

Tenant

415 Church St NE, #101

Vienna, VA 22180

Tenant

501 Church St NE #317

Vienna, VA 22180

Tenant

501 Church St NE #208

Vienna, VA 22180

Tenant

501 Church St NE #315

Vienna, VA 22180

Surrounding Property Owner List

Tenant

501 Church St NE #106

Vienna, VA 22180

Tenant

501 Church St NE #108

Vienna, VA 22180

Tenant

501 Church St NE #109

Vienna, VA 22180

Tenant

501 Church St NE #202

Vienna, VA 22180

Tenant

501 Church St NE #309

Vienna, VA 22180

Tenant

501 Church St NE #201

Vienna, VA 22180

Tenant

501 Church St NE #209

Vienna, VA 22180

Tenant

501 Church St NE #303

Vienna, VA 22180

Tenant

501 Church St NE #104

Vienna, VA 22180

Tenant

501 Church St NE #117

Vienna, VA 22180

Tenant

501 Church St NE #301

Vienna, VA 22180

Tenant

501 Church St NE #302

Vienna, VA 22180

Tenant

501 Church St NE #212

Vienna, VA 22180

Tenant

501 Church St NE #115

Vienna, VA 22180

Surrounding Property Owner List

Tenant

501 Church St NE #211

Vienna, VA 22180

Tenant

501 Church St NE #310

Vienna, VA 22180

Tenant

501 Church St NE #217

Vienna, VA 22180

Tenant

501 Church St NE #203C

Vienna, VA 22180

Tenant

501 Church St NE #102

Vienna, VA 22180

Tenant

501 Church St NE #206

Vienna, VA 22180

Tenant

501 Church St NE #1

Vienna, VA 22180

Tenant

501 Church St NE #320

Vienna, VA 22180

Tenant

501 Church St NE #306

Vienna, VA 22180



Tenant

501 Church St NE #311

Vienna, VA 22180

Tenant

501 Church St NE #304

Vienna, VA 22180

APPLICATION TYPE:

Conditional Use Permit

PROPOSAL:

International School of Arts DBA New York School of Arts
Request to relocate a portion of an existing art school (K-12 visual arts instruction) from 320 Maple Ave E to 421 Church St, Suite G.
Small group classes (max 10 students); no building expansion; on-site parking and drop-off.

PROPERTY ADDRESS:

421 Church St NE

MEETING DATE(S):

Planning Commission: Wednesday, May 13, 2026 at 7:30 PM
Board of Zoning Appeals: Wednesday, May 20, 2026, 7:30 PM

Apr 22, 2026 at 3:23:57 PM

464-472 Church St NE

Vienna VA 22180

United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

SIGN ID

03

www.viennava.gov/notice



APPLICATION TYPE: **Conditional Use Permit**

PROPOSAL:

International School of Arts DBA New York School of Arts
Request to relocate a portion of an existing art school (K-12 visual arts instruction) from 320 Maple Ave E to 421 Church St, Suite G. Small group classes (max 10 students); no building expansion; on-site parking and drop-off.

PROPERTY ADDRESS: **421 Church St NE**

MEETING DATE(S):

Planning Commission: Wednesday, May 13, 2026 at 7:30 PM

Board of Zoning Appeals: Wednesday, May 20, 2026, 7:30 PM

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

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Apr 22, 2026 at 3:23:48 PM
415 Church St NE
Vienna VA 22180
United States



 **PUBLIC NOTICE** SIGN ID: **03**
www.viennava.gov/notice

APPLICATION TYPE: Conditional Use Permit PROPOSAL:
International School of Arts (ISA) New York School of Arts
Proposed to renovate portion of existing art school at 415 Church St. Includes 200 square feet of new 4000 sq. ft. building to be built on the existing site. Total group should have 10 students in the building renovation. See the zoning and design plan.

PROPERTY ADDRESS: 415 Church St NE
MEETING DATE(S):
Planning Commission: Wednesday, May 13, 2024 at 7:00 PM
Board of Zoning Appeals: Wednesday, May 29, 2024, 7:00 PM

Questions? Call 703-255-6341
CITY OF VIENNA OFFICE OF THE CLERK OF COURTS

Vienna Square
415 Church St NE
Vienna, VA 22180

OFFICE AVAILABLE
703-255-6341
VIENNA SQUARE OFFICE

NO PARKING
STANDARD
FIRE LANE



TOWN OF
VIENNA

April 29, 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 per Sec. 18-304., Principal Uses Table., of the Town of Vienna Zoning and Subdivision Ordinance, to relocate a portion of an existing art school (K-12 visual arts instruction) to 421 Church St NE, Suite G, in the AE – Avenue East commercial zone. Application filed by Ray Lee, ISA on behalf of International School of Arts (DBA) New York School of Arts.
- Request for approval of an updated Conditional Use Permit per Sec. 18-305, Accessory Uses Table and 18-323 Drive-Through Facilities of the Town of Vienna Zoning and Subdivision Ordinance, to modify the existing drive-through at the McDonald's restaurant, located at 544 Maple Avenue West, in the AW – Area West commercial zone. Application filed by Evan Pritchard of Wire Gill LLP, on behalf of McDonald's USA, LLC owner.

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

International School of Arts – 421 Church Street NE:

- Wednesday, May 13, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, May 20, 2026, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

McDonalds Restaurant – 544 Maple Avenue West:

- Wednesday, May 13, 2026, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, June 17, 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.

Sincerely,



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