

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 § 18-214 of the Code of the Town of Vienna.

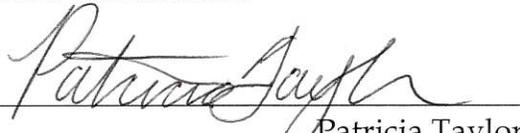
Written notices were sent by registered mail on March 9, 2026, to the last known address of each abutting property owner (including those located across the right-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the subject location, 203 Albea Ct NE, on March 9, 2026, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on March 9, 2026, to the property owner.

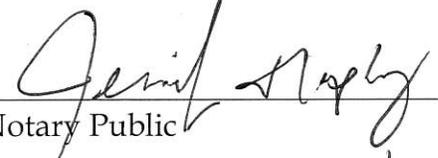
A legal notice was posted in the Washington Times newspaper on March 4, 2026, and March 11, 2026 (two consecutive weeks), prior to the meeting.

Copies of the notices pertaining to the date, time, and location of the Board of Zoning Appeals meeting for a variance for the property located at 203 Albea Ct NE, and more particularly described as tax map parcels 0382 27 01480 are attached.

  
\_\_\_\_\_  
Patricia Taylor  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 10 day of March, 2026.

  
\_\_\_\_\_  
Notary Public

My commission expires: 4/30/2029







TOWN OF  
**VIENNA**  
Planning & Zoning

March 9, 2026

Thomas P. O'Brien  
Marie Finnegan Armstrong  
203 Albea Ct NE  
Vienna VA 22180

Re: 203 Albea Ct NE – Variance Request

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to review the request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Rear Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a new entryway encroaching into the front yard setback, to be attached to an existing dwelling located at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.

The meeting will be held at **7:30 p.m. on Wednesday, March 19, 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, March 13th 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.

Sincerely,

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



TOWN OF  
**VIENNA**  
Planning & Zoning

March 9, 2026

Re: 203 Albea Ct NE – Variance Request

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Planning Specialist I  
Clerk to the Board of Zoning Appeals  
[patricia.taylor@viennava.gov](mailto:patricia.taylor@viennava.gov)  
(703) 255-6348

## **APPLICATION TYPE:**

### **PROPOSAL:**

Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Front Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a new entryway encroaching into the front yard setback, to be attached to an existing dwelling located at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.

### **PROPERTY ADDRESS:**

203 Albea Court NE

### **MEETING DATE(S):**

# 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, March 18, 2026**, beginning at 7:30 PM on the following:

## Public Hearing:

1. Request for approval of a variance from Section 18-218.2., RS-12.5, Dimensional Standards., Front Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a new entryway encroaching into the front yard setback, to be attached to an existing dwelling located at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential 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  
Joseph Lowther, Chairman

Publication Dates: March 4th, 2026  
March 11th, 2026

AD#100385

Mar 9, 2026 at 2:22:02 PM  
203 Albea Ct NE  
Vienna VA 22180  
United States



 **TOWN OF VIENNA**  
**PUBLIC NOTICE** SIGN ID **04**

[www.viennava.gov/notice](http://www.viennava.gov/notice)

APPLICATION TYPE: Variance

**PROPOSAL:**  
Request for approval of a variance from Section 18-218.2, RS-12.5 Dimensional Standards, Front Yard, of the Town of Vienna Zoning and Subdivision Ordinance, to construct a new entryway encroaching into the front yard setback, to be attached to an existing dwelling located at 203 Albea Court NE, in the RS-12.5, Single-Unit Detached Residential zone.

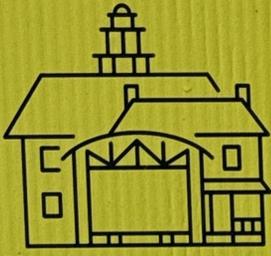
PROPERTY ADDRESS: 203 Albea Court NE

MEETING DATE(S):  
Board of Zoning Appeals: Wed March 18, 2026 at 7:30 p.m.

Questions? Call 703-255-6341

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Mar 9, 2026 at 2:22:09 PM  
203 Albea Ct NE  
Vienna VA 22180  
United States



TOWN OF  
**VIENNA**  
Virginia

# PUBLIC NOTICE

SIGN ID

**04**

[www.viennava.gov/notice](http://www.viennava.gov/notice)



**APPLICATION TYPE:** Variance

**PROPOSAL:**  
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**PROPERTY ADDRESS:** 203 Albea Court NE

**MEETING DATE(S):**  
Board of Zoning Appeals: Wed March 18, 2026 at 7:30 p.m.

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

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