



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.

Postcard notices were sent by certified mail on April 2, 2025, and by regular mail on April 3, 2025, to the last known address of each adjoining, adjacent, and abutting property owner (including those located across rights-of-way) shown on the current real estate tax assessment records. A list of the surrounding addresses is attached and based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the business located at 354 Maple Avenue West on March 28, 2025, with dates of the Planning Commission meeting and Board of Zoning Appeals public hearing. A photo of the posted sign is attached.

A letter was sent on March 28, 2025, to Fairfax County's Department of Planning & Development Planning Division.

Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for a Conditional Use Permit for property located at 354 Maple Avenue West and more particularly described as tax map parcel 0383 02 0149, are attached.


Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 3rd day of April, 2025.


Notary Public

My commission expires: 1-31-28



NOTICE OF PUBLIC MEETING

RE: Manita Music Center - 354 Maple Avenue West



APPLICATION REQUEST

Conditional Use Permit for specialized instruction.
Application filed by Anahita Khorsandi, business owner.

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

7:30 pm • Wednesday, April 9, 2025

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

7:30 pm • Wednesday, April 16, 2025

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



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SITE LOCATION



354 Maple Avenue West
List of Surrounding Property/Business
Owners

PBK Properties LLC
PO Box 2468
Vienna, VA 22183

Maple Avenue Associates LLC
2935 Flint Hills National Pkwy
Andover KS 67002

309 West Maple LLC
124 Park St SE Ste 201
Vienna, VA 22180

Broadway Holdings LLC
361 Maple Avenue West, Ste 200
Vienna, VA 22180

Avedisian LLC
12048 Legacy Estates Blvd
Sarasota FL 34238

Shahram Sabet
360 Maple Avenue West, Unit C1
Vienna, VA 22180

Attn: Chenghong Wang
Lu & Chenghong Wang
8461 Amanda Place
Vienna, VA 22180

I Hair Salon LLC
8429 Reflection Ln
Vienna, VA 22182

Kent H Bradford TR
Katherine G Bradford TR
9622 Counsellor Dr NW
Vienna, VA 22181

Brenda Jean Gunnoe
Brenda Jean Gunnoe Living Trust
5030 Alabama St, Unit 16
El Paso, TX 79930



Brenda Jean Gunnoe
Brenda Jean Gunnoe Living Trust
5030 Alabama St, Unit 16
El Paso, TX 79930

Sean D McArdle TR
Judelle A McArdle TR
60 Lexington Dr
Bluffton, SC 29910 4818

Paul J Biglete TR
Bichhanh M Dinh TR
3700 Maple Hill Rd
Fairfax, VA 22033

Babak Bedayat
Farinaz Niroumand
3701 Maple Hill Rd
Fairfax, VA 22033

Sue L Lee & Owner
3709 Maple Hill Rd
Fairfax, VA 22033

Anne Marie Lyons
202 Glen Avenue SW
Vienna, VA 22180

Tobacco Hut Vienna Inc
354 Maple Avenue W
Vienna, VA 22180

Attn: Andrea Burke
Tobacco Hut Vienna Inc.
10110 Battlevue Prkwy #114
Manassas, VA 20109

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT



SCAN CODE TO LEARN MORE

PROPERTY ADDRESS: 354 Maple Avenue West – Manita Music Center

TO PERMIT=Specialized instruction in the AW Avenue West zoning district.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, April 9, 2025, AT 7:30 PM.

PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, April 16, 2025, 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 DEFACED
UNDER PENALTY OF LAW**

Mar 28, 2025 at 2:56:14 PM
354 Maple Ave W
Vienna VA 22180
United States

PUBLIC NOTICE

TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT



SCAN CODE TO LEARN MORE

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TO PERMIT: Specialized instruction in the AW Avenue West zoning district.

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(703) 255-6341 or DPZ@viennava.gov
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**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**

Mar 28, 2025 at 2:56:08 PM
354 Maple Ave W
Vienna VA 22180
United States





March 28, 2025

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:

- Request for recommendation for conditional use permit to the Board of Zoning Appeals for specialized instruction for Colby Fastpitch, at 512 Mill St NE, in the M Mill zoning district.
- Request for recommendation for conditional use permit to the Board of Zoning Appeals for specialized instruction for Manita Music Center, at 354 Maple Ave W, in the AW Avenue West zoning district.

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

- **Wednesday, April 9, 2025, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Wednesday, April 16, 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 stylized flourish at the end.

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