



**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 November 8, 2024, 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, 714 Kingsley Rd SW on November 8, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on November 8, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on November 8, 2024, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on November 6, 2024, and November 13, 2024, (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 714 Kingsley Rd SW and more particularly described as tax map parcels 0482 031 0018 are attached.

Yaska Camacho C.  
Yaska Camacho Castillo  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 8<sup>th</sup> day of November, 2024.

Jennifer Murphy  
Notary Public

My commission expires: 4/30/2025



Bae Eun Sook & Kim April  
713 Kingsley Rd SW Vienna, VA 22180

Yu Johnny C & Yu Cindy Nien-Ping  
915 Myers Cir SW Vienna, VA 22180

O'Neil Shawn & O'Neil Robin  
712 Kingsley Rd SW Vienna, VA 22180

Morin Jonathan & Morin Alison  
(Applicant)  
714 Kingsley Rd SW Vienna VA 22180

Town of Vienna  
127 Center St S Vienna, VA 22180

Kettner Kimberly & Khan Tash  
1001 Delilah Dr. SW Vienna, VA 22180

Gecan Ronald William TR ,  
Gecan Mara Anne Mucciolo TR,  
Cardinal Gecan Trust  
717 Marshall Rd SW Vienna, VA 22180





**TOWN OF**  
**VIENNA**  
Planning & Zoning

November 8, 2024

Re: 714 Kingsley Rd SW – 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 a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback. The meeting will be held at 7:30 P.M. on Wednesday, November 20, 2024, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

If you have any questions, please contact the Department of Planning and Zoning at 703 255-6341.

Sincerely,

A handwritten signature in black ink that reads "Yaska Camacho C." The signature is written in a cursive, flowing style.

Yaska Camacho Castillo  
Clerk to the Board



Nov 8, 2024 at 1:47:23 PM  
713 Kingsley Rd SW  
Vienna VA 22180  
United States



 **PUBLIC NOTICE**  
TOWN OF VIENNA

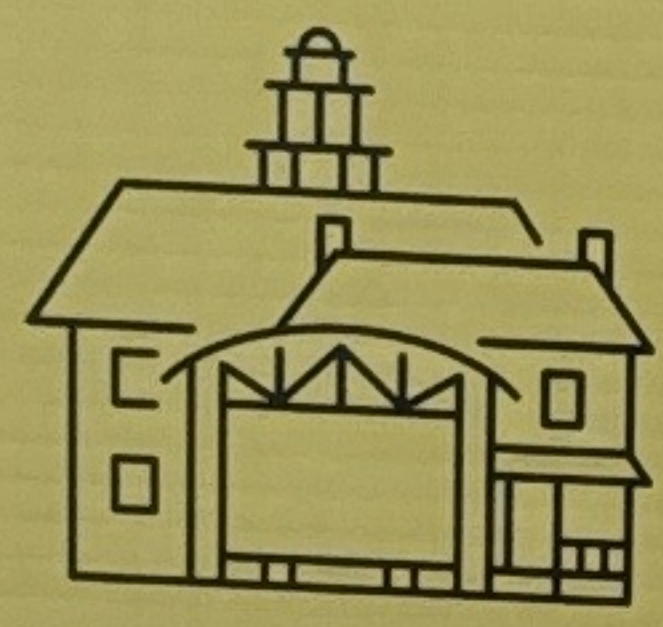
**Board of Zoning Appeals**  
**Request for a Variance from Section § 18-410 of**  
**the Vienna Town Code.**  
**PROPERTY ADDRESS: 714 Kingsley Rd SW.**  
**To install a non-conforming fence, located at 714**  
**Kingsley Rd SW, in the RS-10, Single-Family Detached**  
**residential zone. The proposed fence will exceed the 4-**  
**foot height limit for fences within the corner side yard**  
**setback.**  
A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180,  
on Wednesday, November 20, 2024, at 7:30 PM.  
Inquiries can be directed to the Planning & Zoning office at 703-255-6341.  
**THIS NOTICE SHALL NOT BE REMOVED OR DEFACTED**  
**UNDER PENALTY OF LAW**

CALL 703-255-6341  
WWW.VIENNA.VA.GOV  
TOWN HALL, 127 CENTER STREET S  
DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW





Nov 8, 2024 at 1:47:32 PM  
713 Kingsley Rd SW  
Vienna VA 22180  
United States



TOWN OF  
**VIENNA**  
*Virginia*

## **PUBLIC NOTICE**

**Board of Zoning Appeals  
Request for a Variance from Section § 18-410 of  
the Vienna Town Code.**

**PROPERTY ADDRESS: 714 Kingsley Rd SW.  
To install a non-conforming fence, located at 714  
Kingsley Rd SW, in the RS-10, Single-Family Detached  
Residential zone. The proposed fence will exceed the 4-  
foot height limit for fences within the corner side yard  
setback.**

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180,  
on Wednesday, November 20, 2024, at 7:30 PM.

Inquiries can be directed to the Planning & Zoning office at 703-255-6341.

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED  
UNDER PENALTY OF LAW**

**CALL 703-255-6341**

**WWW.VIENNAVA.GOV**

**TOWN HALL, 127 CENTER STREET S**

**DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW**



November 8, 2024

Attn: Tracy Strunck  
Fairfax County Department of Planning & Development  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, VA 22035-5507

Re: Notice of Hearing

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 Board of Zoning Appeals is holding a public hearing in the Vienna Town Hall at 127 Center St S Vienna, VA 22180, on **Wednesday, November 20, 2024, at 7:30 pm** to consider the following:

1. Request for approval of variances from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Buildable Lot Dimensions, of the Town of Vienna Zoning Code, to create a new non-conforming lot from existing non-conforming parcels, known as 0384 03 0061 (Lots 61 & 62), to construct a single-unit dwelling on the newly created lot, on a portion of the parcels known as 130 Wilmar Place NW, in the RS-10, Single-Unit Detached Residential zone. The proposed non-conforming lot will not meet the following Buildable Lot Dimensions: 1) Lot area, 2) Lot Width at Front Building Line, and 3) Lot Width at Midline.
2. Request for approval of variances from 1) Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, 2) Section 18-219, Residential Coverage, and 3) Section 18-213 Lot Coverage, 2.A. Outdoor living coverage., of the Town of Vienna Zoning Code, to construct: A) A covered deck, and B) an addition to the rear of the property, attached to an existing non-conforming single-



family dwelling located at 409 East Street NE, in the RS-10, Single-Family Detached Residential zone. The proposed structures will encroach into the required rear yard setback of 35 feet, exceed the 25% lot coverage requirement, and deviate from the standards of Outdoor Living Coverage.

3. Request for approval of a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The proposed fence will exceed the 4-foot height limit for fences within the corner side yard setback.
4. Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck on the rear of an existing conforming dwelling, located at 1201 Ross Dr SW, in the RS-10, Single-Family Detached Residential zone. The proposed structure will encroach into the required rear yard setback of 35 feet.
5. Request to hear an appeal of the Zoning Administrators Determination in accordance with the requirements of Section 18-820 Appeals of Zoning Administrator Decision., of the Town of Vienna Zoning and Subdivision Ordinance, affecting property located at 430, 440, 444 Maple Ave W, Vienna, Virginia, tax map numbers: 0383 02 0139, 0383 020140, 0383 02 0141, in the AW - Avenue West zoning district. Filed by Sara Mariska, of Odin Feldman Pittleman, on behalf of Vienna Development Associates LLC, property owner.

The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June of 2021.

Interested parties may contact the Department of Planning & Zoning, first floor of Town Hall. Agenda items can also be reviewed online five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>. In the event that the Town Council reschedules, continues, or defers the application, you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning at 703.255.6341 or by Email at [DPZ@Viennava.gov](mailto:DPZ@Viennava.gov).

Sincerely,

Andrea West  
Zoning Administrator  
Department of Planning and  
Zoning Town of Vienna, VA





TOWN OF  
**VIENNA**  
Planning & Zoning

Department of Planning and Zoning

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November 8, 2024

Jonathan & Alison Morin  
714 Kingsley Rd. SW  
Vienna, VA 22180

Re: 714 Kingsley Rd SW – Variance

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review the request for a variance from Section 18-410, Fences. 1.A., of the Town of Vienna Zoning Code, to install a non-conforming fence, located at 714 Kingsley Rd SW, in the RS-10, Single-Family Detached Residential zone. The meeting will be held at 7:30 P.M. on Wednesday, November 20, 2024, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. Please note that someone **must** be present at the meeting to represent this application.

Best Regards,

Yaska Camacho Castillo  
Clerk to the Board  
Yaska.Camacho@viennava.gov  
(703) 255-6348



**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, November 20, 2024**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of variances from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Buildable Lot Dimensions, of the Town of Vienna Zoning Code, to create a new non-conforming lot from existing non-conforming parcels, known as 0384 03 0061 (Lots 61 & 62), to construct a single-unit dwelling on the newly created lot, on a portion of the parcels known as 130 Wilmar Place NW, in the RS-10, Single-Unit Detached Residential zone. The proposed non-conforming lot will not meet the following Buildable Lot Dimensions: 1) Lot area, 2) Lot Width at Front Building Line, and 3) Lot Width at Midline.
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The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-208, for a violation of Section 18-836 Site Plan Review. The Zoning Administrator determined that the existing condition of the property did not meet the requirements of the site plan approved in June of 2021.

At said public hearing, any and all interested persons will be given an opportunity to express their views and to speak in favor of the proposal or in opposition thereto. Copies of the proposal are available for inspection in the Department of Planning & Zoning, 1<sup>st</sup> floor, Vienna Town Hall, 127 Center Street South, Vienna, VA, 22180-5719, during regular working hours.

By order of the Board of Zoning Appeals

**PUBLICATION DATES:**  
**THE WASHINGTON TIMES**  
**November 6<sup>th</sup> & 13<sup>th</sup>**