

TOWN OF
VIENNA
Planning & Zoning

PUBLIC NOTIFICATION AFFIDAVIT

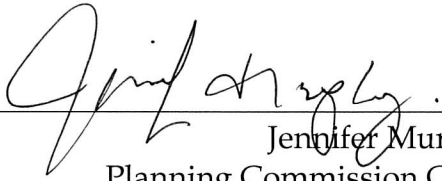
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-844 of the Code of the Town of Vienna.

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 512 Mill Street NE 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 512 Mill Street NE and more particularly described as tax map parcel 0383 02 0147, are attached.

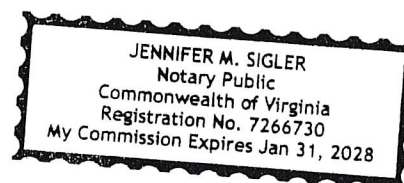

Jennifer Murphy
Planning Commission Clerk

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: 512 Mill Street NE - Colby Fastpitch LLC



APPLICATION REQUEST

Conditional Use Permit for specialized instruction. Application filed by Catherine Sircy of Strike3 LLC, 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:

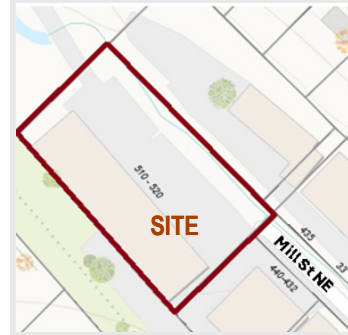
7:30 pm • Wednesday, April 16, 2025

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



NOTICE OF PUBLIC MEETING

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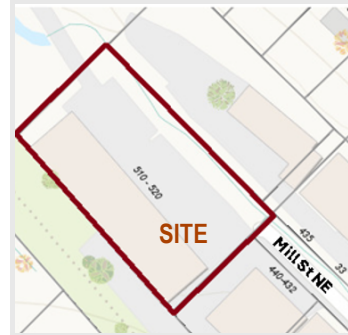
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SITE LOCATION



512 Mill Street NE
Surrounding Properties & Businesses List

500 Mill Street LLC
C/o Kevin A Williams
PO Box 1565
Vienna, VA 22183

Capital Building Supply, Inc.
8429 Euclid Avenue
Manassas, VA 20111

Spir-Oh Associates, LLC
742 Florence Place
Herndon, VA 20170

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

Clean Advantage Corporation
DBA Buswell & Bennett Commercial Cleaning
440 Mill St NE
Vienna, VA 22180

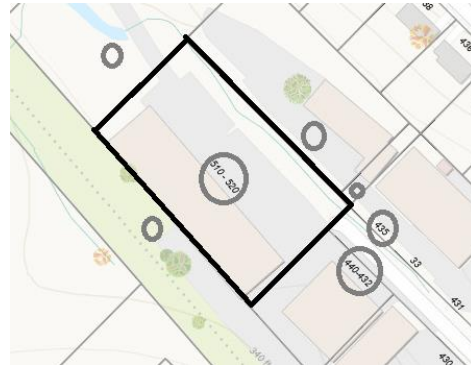
Elite Athletic Performance LLC
DBA Crossfit Mill Street
432-436 Mill St NE
Vienna, VA 22180

Versailles Gallery LLC
510 Mill Street NE #A
Vienna, VA 22180

Diventures Virginia LLC
510 Mill Street NE
Vienna, VA 22180

Dominion Dive Club LLC
510 Mill Street NE #B
Vienna, VA 22180

Pitchers Edge LLC
514-516 Mill Street NE
Vienna, VA 22180



Odat LLC
Air Treatment Company
518 Mill Street NE
Vienna, VA 22180

Caboose Brewing Co
520 Mill Street NE
Vienna, VA 22180

Tosato USA LLC
520 Mill Street NE #A
Vienna, VA 22180

PLANNING COMMISSION BOARD OF ZONING APPEALS CONDITIONAL USE PERMIT



SCAN CODE TO LEARN MORE

PROPERTY ADDRESS: 512 Mill St NE – Colby Fast Pitch

TO PERMIT=Specialized instruction in the M - Mill 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**

French Furniture Gallery
frenchfurniture.com

Mar 28, 2025 at 2:34:13 PM
438 Mill St NE
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 M - Mill zoning district.

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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 2:34:08 PM
438 Mill St NE
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