

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 June 6, 2025, 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.

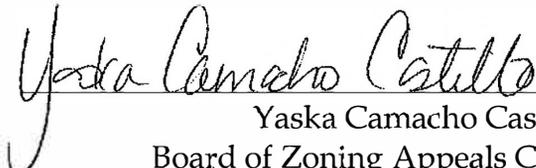
One sign was posted in front of the subject location, 419 Maple Ave E, on June 6, 2025, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on June 6, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on June 6, 2025, to the property owner and the applicant.

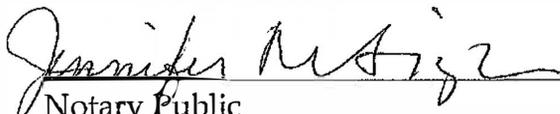
A legal notice was posted in the Washington Times newspaper on June 4, 2025, and June 11, 2025 (two consecutive weeks), prior to the meeting.

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 419 Maple Ave E and more particularly described as tax map parcels 0382 10 B, are attached.

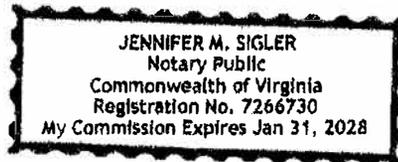
  
Yaska Camacho Castillo  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 5<sup>th</sup> day of June, 2025.

  
Notary Public

My commission expires: 1-31-28



419 Maple Avenue East, Unit A, C/D  
Surrounding Property List

Maple Avenue Investors LLC  
C/o Rosenthal Properties LLC  
1945 Old Gallows Rd Ste 300  
Vienna, VA 22182

FUTURE INNOVATORS OF VIENNA LLC  
DBA iCode Vienna  
419-A Maple Avenue East  
Vienna, VA 22180

Skorprios Charcoal Grill, Inc  
421 Maple Avenue East  
Vienna, VA 22180

Park Street Valet and Tailoring, Inc.  
425 Maple Avenue East  
Vienna, VA 22180

Davco Restaurants LLC  
DBA Wendy's Old-Fashioned Hamburgers  
1657 Crofton Blvd  
Crofton, MD 21114

Vienna Mart LLC  
DBA 7-Eleven 10652C  
427 Maple Avenue East  
Vienna, VA 22180

Vienna Mart LLC  
DBA 7-Eleven 10652C  
PO Box 219088  
Dallas, TX 75221

Albert Satzman TR  
PO Box 54310  
Lexington KY 40555

Davco Restaurants LLC  
DBA Wendy's Old-Fashioned Hamburgers  
1657 Crofton Blvd  
Crofton, MD 21114

410 Maple Avenue LLC  
4042 Hunt Rd  
Fairfax, VA 22032

410 Maple Avenue LLC  
410 Maple Ave E  
Vienna, VA 22180

Hareff LLC  
C/o Kin Properties Inc.  
185 NW Spanish River Blvd, Ste 100  
Boca Raton, FL 33431

JDC Vienna Garden LLC  
C/o Keypoint Partners LLC  
4201 Mitchellville Rd, Ste 501  
823 Bowie, MD 20716

Attn: Severine Rodrigues Pompano  
1897 Del Prado Blvd LLC  
6180 NW 63<sup>rd</sup> Way  
Beach, FL 33067

Ionia, LLC  
C/O DENNIS SANTOLI  
1751 WEXFORD WAY  
VIENNA VA 22182

Samobel Beauty Salong Spa, LLC  
111 Berry St SE, Ste 101  
Vienna, VA 22180

JJ Massage LLC  
111 Berry St SE, Ste 102  
Vienna, VA 22180

Steadfast Construction LLC  
111 Berry St SE, Ste 103  
Vienna, VA 22180

Merry Maids  
111 Berry St SE, Ste 104  
Vienna, VA 22180

410 Pine Street LLC  
410 Pine St SE, Ste 300  
Vienna, VA 22180

Pine Street LLC  
C/o Attn Virginia Inglese  
340 9<sup>th</sup> St N Unti 266  
Naples, Fl 34102

CIGNUS REAL ESTATE HOLDINGS LLC,  
410 PINE ST SE STE 100  
VIENNA VA 22180

Wonsock & Hyun Shin  
410 Pine St SE, Unit 200  
Vienna, VA 22180

Integrative Hyperbaric & Wound Care, LLC  
410 Pine St SE, Unit 330  
Vienna, VA 22180

Virginia Functional Medicine, Inc  
410 Pine St SE, Unit 320  
Vienna, VA 22180

Shaun's String Studio, LLC  
410 Pine St SE, Unit 310  
Vienna, VA 22180

Bowman Gaskins Financial Group, Inc  
410 Pine St SE, Unit 300  
Vienna, VA 22180

Ekko Title  
410 Pine St SE, Unit 220  
Vienna, VA 22180

DMA-Mabbett Joint Venture, LLC  
410 Pine St SE, Unit 210  
Vienna, VA 22180

Maple Avenue Fine Arts Academy, LLC  
410 Pine St SE, Unit 210 Vienna, VA 22180

David Miller & Associates Inc  
410 Pine St SE, Unit 210  
Vienna, VA 22180

Maple Medical Group  
410 Pine St SE, Unit 200  
Vienna, VA 22180

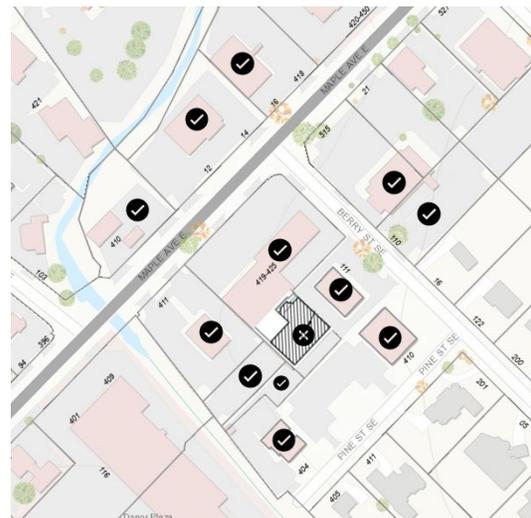
Total Health Concepts  
410 Pine St SE, Unit 150  
Vienna, VA 22180

Cignus Dental PLLC  
410 Pine St SE, Unit 100  
Vienna, VA 22180

Brain Balance Inc  
404 Pine St SE, Ste 206  
Vienna, VA 22180

Engel & Volkers  
404 Pine St SE, Ste 203  
Vienna, VA 22180

SATZMAN FAMILY LIMITED,  
PARTNERSHIP  
PO BOX 54310  
LEXINGTON KY 40555





June 6, 2025

David Dilly  
Future Innovations of Vienna  
419 Maple Ave E  
Vienna, VA 22180

Re: 419 Maple Ave E – Conditional Use Permit

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request for a Conditional Use Permit by Future Innovators of Vienna, LLC (iCode Vienna), per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.

The meeting will be held at **7:30 p.m. on Wednesday, June 18, 2025**, 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, June 13<sup>th</sup>, 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,

A handwritten signature in black ink that reads "Yaska Camacho C." in a cursive script.

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



TOWN OF  
**VIENNA**  
Planning & Zoning

June 6, 2025

Re: 419 Maple Ave E – Conditional Use Permit

Dear Property Owner,

Please be advised that an application has been submitted to the Board of Zoning Appeals to consider the request for a Conditional Use Permit by Future Innovators of Vienna, LLC (iCode Vienna), per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.

The meeting will be held at **7:30 p.m. on Wednesday, June 18, 2025**, 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, June 13<sup>th</sup>, 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.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C." in a cursive script.

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



June 6, 2025

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, by 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, June 18, 2025, at 7:30 pm** to consider the following:

1. The Board of Zoning Appeals will consider a request by Future Innovators of Vienna, LLC (iCode Vienna) for a Conditional Use Permit, per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.
2. The Board of Zoning Appeals will consider a request by The Gift of Language Center for a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 zone.

Interested parties may contact the Department of Planning & Zoning, on the first floor of the 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

# 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, June 18, 2025**, beginning at 7:30 PM on the following:

## Public Hearing:

1. The Board of Zoning Appeals will consider a request by Future Innovators of Vienna, LLC (iCode Vienna) for a Conditional Use Permit, per Section 18-304, to allow Specialized Instruction at 419-B Maple Ave E, in the Avenue East Gateway (AE) District.

2. The Board of Zoning Appeals will consider a request by The Gift of Language Center for a Conditional Use Permit, per Section 18-304, to allow a Family Day Home for up to 12 children (ages 2-5) at 209 Berry St SE, in the RS-16 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: June 4th, 2025  
June 11th, 2025

AD#93773

# **Board of Zoning Appeals**

**Request approval for a Conditional Use Permit  
from Section §18-304 of the Vienna Town Code.**

**PROPERTY ADDRESS: 419-B Maple Ave E.**

**To consider consider a request by Future Innovators of  
Vienna, LLC (iCode Vienna) for a Conditional Use Permit, per  
Section 18-304, to allow Specialized Instruction at 419-B  
Maple Ave E, in the Avenue East Gateway (AE) District.**

**A Public Hearing is being held at Town Hall, 127 Center St. S, Vienna,  
VA 22180, on Wednesday, June 18, 2025, 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**

419 MAPLE AVE E ICODE BZA Announcement



419 MAPLE AVE E ICODE BZA Announcement