



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 § 18-847 of the Code of the Town of Vienna.

Written notices were sent by regular mail on July 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, 430 Old Court House Rd NE, on June 3, 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 July 5, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on July 5, 2024, to the property owner and applicant.

A legal notice was posted in the Washington Times newspaper on July 5, 2024, and July 12, 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 Conditional Use Permit for the property located at 430 Old Court House Rd NE and more particularly described as tax map parcel 0293 10 0015 are attached.



Sharmaine Abaied
Planner

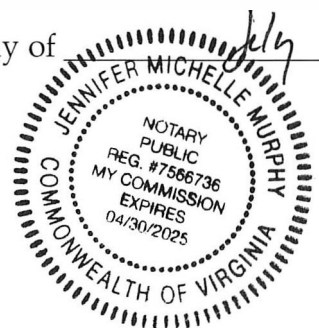
Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9th day of July, 2024.



Notary Public

My commission expires: 4/30/2025



Lillian T Heilborn TR
8722 Old Courthouse Rd Vienna, VA 22182

Ke Wang
8720 Old Courthouse Rd Vienna, VA 22182

Nancy E Talbot
8718 Old Courthouse Rd Vienna, VA 22182

Vaheed Shafaq
426 Old Courthouse Rd NE Vienna, VA 22180

Justin A Pan & Jing Yu
409 Course St NE Vienna, VA 22180

Majid Naghdi & Sharareh Mozayani
413 Course St NE Vienna, VA 22180

Thomas E Bailey & Susan Bailey
434 Old Courthouse Rd NE Vienna, VA 22180

Mojtaba Primosaei & Bahareh Ranjbar
430 Old Courthouse Rd NE Vienna, VA 22180



PUBLIC NOTICE TOWN OF VIENNA

PLANNING COMMISSION BOARD OF ZONING APPEALS APPLICATION FOR CONDITIONAL USE PERMIT

PROPERTY ADDRESS: 430 Old Court House Rd NE

TO PERMIT: Conditional use permit to operate a Family Day Home (home childcare) for up to twelve (12) children. Application filed by Bahareh Ranjbar.

TOWN HALL - 127 CENTER ST. S., ON: Wednesday, June 12, 2024, AT 7:30 PM.
PLANNING COMMISSION (recommendation of CUP to BZA)

AND ON: Wednesday, July 17, 2024, AT 7:30 PM.
BOARD OF ZONING APPEALS (consideration and determination of CUP)

INQUIRIES SHOULD BE DIRECTED TO THE DEPARTMENT 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**

CALL 703-255-6300

WWW.VIENNAVA.GOV

TOWN HALL

127 CENTER STREET S

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