



**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 December 6, 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.

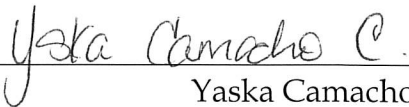
One sign was posted in front of the subject location, 204 Prescott Cir SE on December 6, 2024, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on December 6, 2024, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on December 6, 2024, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on December 4, 2024, and December 11, 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 204 Prescott Cir SE and more particularly described as tax map parcels 0384 65 0001 are attached.

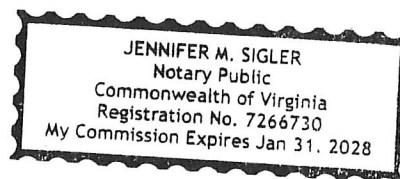
  
\_\_\_\_\_  
Yaska Camacho Castillo  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 10 day of December, 2024.

  
\_\_\_\_\_  
Notary Public

My commission expires: 1-31-28







December 6, 2024

Deborah Gwyn  
204 Prescott Cir SE  
Vienna, VA 22180  
Re: 204 Prescott Cir SE – Variance request

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your request to hear an appeal of the Zoning Administrator's 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 a property located at 204 Prescott Cir SE, Vienna, Virginia, tax map numbers: 0384 65 0001, in the RS-12.5 Residential zoning district. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-355, for violations of Town code sections §18-424 & 425 addressing sign standards.

The meeting will be held at 7:30 p.m. on Wednesday, December 18, 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,

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

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



TOWN OF  
**VIENNA**  
Planning & Zoning

December 6, 2024

Re: 204 Prescott Cir SE – Variance request

Dear Property Owner,

Please be advised that an application has been filed with the Board of Zoning Appeals to review the request to hear an appeal of the Zoning Administrator's 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 a property located at 204 Prescott Cir SE, Vienna, Virginia, tax map numbers: 0384 65 0001, in the RS-12.5 Residential zoning district. Filed by Deborah Gwyn, resident of 204 Prescott Cir SE. The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-355, for violations of Town code sections §18-424 & 425 addressing sign standards. The meeting will be held at 7:30 p.m. on Wednesday, December 18, 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 style.

Yaska Camacho Castillo  
Clerk to the Board



Dec 6, 2024 at 1:24:10 PM  
900-908 Glyndon St SE  
Vienna VA 22180  
United States

# PUBLIC NOTICE TOWN OF VIENNA

## Board of Zoning Appeals Request an Appeal to the Zoning Administrator's Determination from Section §18-820 of the Vienna Town Code.

### PROPERTY ADDRESS: 204 Prescott Circle SE.

Request to hear an appeal of the Zoning Administrator's 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 a property located at 204 Prescott Cir SE, Vienna, Virginia, tax map numbers: 0384 65 0001, in the RS-12.5 Residential zoning district, filed by Deborah Gwyn, resident of 204 Prescott Cir SE.

A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180, on Wednesday, December 18, 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 703-255-6300**

**WWW.VIENNAVA.GOV**

**TOWN HALL**

**127 CENTER STREET S**

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



Dec 6, 2024 at 1:24:01 PM  
1900-908 Glyndon St SE  
Vienna VA 22180  
United States



**PUBLIC NOTICE**  
**TOWN OF VIENNA**

Board of Zoning Appeals  
Request an Appeal of the Zoning Administrator's  
Determination from 2:00pm to 6:00pm of the  
Vienna Town Code.

PROPERTY ADDRESS: 1900-908 Glyndon St SE  
Request an appeal of the Zoning Administrator's determination of a  
violation of the Town Code or a determination of a violation of the  
Town Code. The appeal must be filed with the Board of Zoning Appeals  
within 30 days of the date of the determination. The appeal must be  
filed in person at the Board of Zoning Appeals, 127 Center Street S,  
Vienna, VA 22180. The appeal must be filed by 2:00pm on the date of  
the appeal. The appeal must be filed with the Board of Zoning Appeals  
and a copy must be filed with the Zoning Administrator. The appeal  
must be filed with the Board of Zoning Appeals and a copy must be  
filed with the Zoning Administrator. The appeal must be filed with  
the Board of Zoning Appeals and a copy must be filed with the  
Zoning Administrator. The appeal must be filed with the Board of  
Zoning Appeals and a copy must be filed with the Zoning Administrator.  
THIS NOTICE SHALL NOT BE REMOVED OR DEFACE  
UNDER PENALTY OF LAW

**CALL 703-255-6300**  
**WWW.VIENNA.GOV**  
**TOWN HALL**  
**127 CENTER STREET S**

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

**HONK  
&  
TRUMP**

**Board of Zoning Appeals**  
**Request an Appeal to the Zoning Administrator's**  
**Determination from Section §18-820 of the**  
**Vienna Town Code.**

**PROPERTY ADDRESS: 204 Prescott Circle SE.**

**Request to hear an appeal of the Zoning Administrator's 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 a property located at 204 Prescott Cir SE, Vienna, Virginia, tax map numbers: 0384 65 0001, in the RS-12.5 Residential zoning district, filed by Deborah Gwyn, resident of 204 Prescott Cir SE.**

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

December 6, 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, December 18, 2024, at 7:30 pm** to consider the following:

1. Request for approval of a variance from Sec. 18-410.1.D., Fences., of the Town of Vienna Zoning and Subdivision Ordinance, to install a fence exceeding 6 feet in the rear yard of a single-unit dwelling located at 3 Elaine Cir SE, in the RS-10, Single-Family Detached Residential zone, filed by Yousef Shadid, Contractor.
2. Request to hear an appeal of the Zoning Administrator's 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 a property located at 204 Prescott Cir SE, Vienna, Virginia, tax map numbers: 0384 65 0001, in the RS-12.5 Residential zoning district, filed by Deborah Gwyn, resident of 204 Prescott Cir SE.

The decision being appealed is the issuance of a Notice of Violation by the Zoning Administrator, case number 24-355, for violations of Town code sections §18-424 & 425 addressing sign standards.



The Zoning Administrator determined that the property violated the Town sign standards by both exceeding the maximum duration of display for yard signs (maximum display of 60 days) and exceeding the maximum size of yard signs (displaying more than a total sign area of 24 square feet of yard signs greater than 1.5 square feet in area).

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

# 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, December 18, 2024**, beginning at 7:30 PM on the following:

## Public Hearing:

1. Request for approval of a variance from Sec. 18-410.1.D., Fences., of the Town of Vienna Zoning and Subdivision Ordinance, to install a fence exceeding 6 feet in the rear yard of a single-unit dwelling located at 3 Elaine Cir SE, in the RS-10, Single-Family Detached Residential zone. Filed by Yousef Shadid, Contractor.

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The Zoning Administrator determined that the property violated the Town sign standards by both exceeding the maximum duration of display for yard signs (maximum display of 60 days) and exceeding the maximum size of yard signs (displaying more than a total sign area of 24 square feet of yard signs greater than 1.5 square feet in area).

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  
Manpreet Dhanjal, Chairman

Publication Dates: December 4th, 2024  
December 11th, 2024

AD#89017