



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 registered mail on April 4, 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, 100 Battle Street SE on March 29, 2024, with dates of the Planning Commission meeting and Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on March 22, 2024, to Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on March 22, 2024, to the applicant notifying them of the scheduled public meeting with the Planning Commission.

Copies of the notices, pertaining to date, time, and location of the Planning Commission meeting for a Conditional Use Permit for property located at 100 Battle Street SE and, more particularly described as tax map parcel 0384 27 0007, are attached.

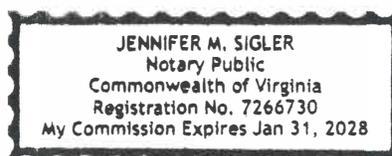
  
Jennifer Murphy  
Planning Commission Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 5<sup>th</sup> day of April, 2024.

  
Notary Public

My commission expires: 1-31-28



# NOTICE OF PUBLIC MEETING

RE: 100 BATTLE STREET SE - FAMILY DAY HOME CARE



## APPLICATION REQUEST

Conditional Use Permit for a Family Day Home care of up to twelve (12) children. Application filed by Anastasia Abraham, owner.

This is to inform you that the **Planning Commission** will hold a public meeting at:

**7:30 pm • Wednesday, April 10, 2024**

and the **Board of Zoning Appeals** will hold a public hearing at:

**7:30 pm • Wednesday, May 15, 2024**

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](mailto: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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## SITE LOCATION



## 100 Battle St SE - Surrounding Property Owners & Addresses

- Courtney B. Johnston – 103 Battle St SW, Vienna, VA 22180
- Iy-Tze Chen TR & Bing Pu TR – 102 Elm St SW, Vienna, VA 22180
- Village Square Association C/o Naomi Allen – 409 Mill St SE, Vienna, VA 22180
- Matthew & Alison French – 102 Battle St SE, Vienna, VA 22180
- Frank Hanchong Lee TR & Soonyou Kwon TR – 103 Battle St SE, Vienna, VA 22180
- James Scott Kennell TR & Height Margrit Thomas TR – 101 Battle SE, Vienna, VA 22180
- Malcolm & Kathrine Ross – 102 Battle St SW, Vienna, VA 22180



# **PUBLIC MEETING**

## **PLANNING COMMISSION**

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**Wednesday, April 10, 2024, 7:30 PM**

TOWN HALL, 127 CENTER ST. S, 2<sup>nd</sup> FLOOR

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**PROPERTY ADDRESS:** 100 Battle St SE

**PROPOSAL:** Conditional use permit to operate a Family Day Home (home childcare) for up to twelve (12) children. Application filed by Anastasia Abraham, owner.



TOWN OF  
**VIENNA**  
*Virginia*

# PUBLIC NOTICE

## **PUBLIC MEETING PLANNING COMMISSION**

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**Wednesday, April 10, 2024, 7:30 PM**

TOWN HALL, 127 CENTER ST. S, 2<sup>nd</sup> FLOOR

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**PROPERTY ADDRESS:** 100 Battle St SE

**PROPOSAL:** Conditional use permit to operate a Family Day Home (home childcare) for up to twelve (12) children. Application filed by Anastasia Abraham, owner.

**FOR ADDITIONAL INFORMATION**

CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S

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DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Mar 29, 2024 at 11:26:51 AM





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TOWN OF  
**VIENNA**

March 22, 2024

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/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 will hold a public meeting to review:

1. Request for recommendation for **conditional use permit** to the Board of Zoning Appeals for a Family Day Home care of up to twelve (12) children at 100 Battle Street SE, in the RS-10, Single-Family Residential zoning district. Application filed by Anastasia Abraham.

The Planning Commission will review the previously listed item providing recommendation to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, April 10, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, May 15, 2024, 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](mailto:DPZ@Viennava.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "David Levy", with a long, sweeping underline that extends to the right.

David B. Levy, AICP  
Director of the Department of Planning & Zoning  
Town of Vienna, VA



March 22, 2024

Anastasia Abraham  
The Classroom Daycare  
100 Battle Street SE  
Vienna, VA 22180

Re: Applicant Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, April 10, 2024, at 7:30 pm** with the Planning Commission for the following:

Request for recommendation for **conditional use permit** to the Board of Zoning Appeals for a Family Day Home care of up to twelve (12) children at 100 Battle Street SE, in the RS-10, Single-Family Residential zoning district. Application filed by Anastasia Abraham.

The Planning Commission will review the application providing recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will hold a public hearing and make a determination. Public meeting and hearing dates are as follows:

Wednesday, April 10, 2024, at 7:30 pm, Vienna Town Hall – Planning Commission  
Wednesday, May 15, 2024, at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Levy".

David B. Levy, AICP  
Director of Planning & Zoning  
Town of Vienna, VA