



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 September 21, 2022, 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 are based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the subject location addressed: 127, 129, 131, & 133 Park Street NE on September 15, 2022, with dates of the Planning Commission and Vienna Town Council public hearings. A photo of the posted sign is attached.

A certified letter was sent on September 16, 2022, to Fairfax County Department of Planning & Development Planning Division.

Copies of the notice, pertaining to date, time and location of the Planning Commission meeting for rezoning and site plan modification for the property addressed as: 127, 129, 131, & 133 Park Street NE and more particularly described as tax map parcels: 0382 52 0004, 0382 52 0005, 0382 52 0006, 0382 52 0010, 0382 52 0011, 0382 52 0012, 0382 52 0007, 0382 52 0008, 0382 52 0009, 0382 52 0001, 0382 52 0002, 0382 52 0003, is attached.


Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 22nd day of September 2022.


Notary Public

My commission expires: 1-31-24



Notification Card Mailed Out

NOTICE OF PUBLIC HEARING

RE: 127, 129, 131, & 133 Park St NE - Vienna Courts Development



APPLICATION REQUEST

Rezoning of properties zoned from T- Transitional zoning district to RM-2 - Multifamily, Low Density and site plan modifications of requirements for lot coverage, front yard setback, rear yard setback, and minimum lot area.

Planning Commission will hold a public hearing at Vienna Town Hall, 127 Center St, South, 2nd floor, Council Chambers:

7:30 pm • Wednesday, September 28, 2022

Vienna Town Council will hold a public hearing on:

7:30 pm • Wednesday, October 24, 2022

**Location of Town Council hearing to be announced*

SITE LOCATION



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. Meetings are open to the public. Meeting materials can also be viewed online at: <https://vienna-va.legistar.com/Calendar.aspx>

Updated Information

NOTICE OF PUBLIC HEARING

RE: 127, 129, 131, & 133 Park St NE - Vienna Courts Development



APPLICATION REQUEST

Rezoning of properties zoned from T- Transitional zoning district to RM-2 - Multifamily, Low Density and site plan modifications of requirements for lot coverage, front yard setback, rear yard setback, and minimum lot area.

Planning Commission will hold a public hearing at Vienna Town Hall, 127 Center St, South, 2nd floor, Council Chambers:

7:30 pm • Wednesday, September 28, 2022

Town Council will hold a public hearing at the Community Center, 120 Cherry St SE:

7:30 pm • Monday, October 24, 2022

SITE LOCATION



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. Meetings are open to the public. Meeting materials can also be viewed online at: <https://vienna-va.legistar.com/Calendar.aspx>

Vienna Courts - List of Surrounding, Adjoining, & Adjacent Property Owners/Tenants

EZRA PARTNERSHIP
131 PARK ST NE UNIT 7
VIENNA VA 22180

JOSEPH T NOCERINO TR
MARY ANN NOCERINO TR
9802 LINDSAY BLAKE LN
GREAT FALLS, VA 22066

MANUFACTURERS STANDRDIZATION SOCIETY OF THE VALVE
AND FITTING INDUSTRY, INC
127 PARK ST NE
VIENNA VA 22180

JOSEPH T NOCERINO TR
MARY ANN NOCERINO TR
9802 LINDSAY BLAKE LN
GREAT FALLS VA 22066

TRUSTEES OF VIENNA PRESBYTERIAN CHURCH
124 PARK ST NE
VIENNA VA 22180

STEPHEN NASH COOK
135 PARK ST NE
VIENNA VA 22180

DAVID & LEAH MACIAS
225 CHURCH ST NE
VIENNA VA 22180

MARTIN F LIEBRAND TR,
GLORIA B LIEBRAND TR
229 CHURCH ST NE
VIENNA VA 22180

JARMO KALEVI TARVAINEN
SARI KRISTINA HEISKANEN
233 CHURCH ST NE
VIENNA VA 22180

TIMOTHY P & MICHELLE M SULLIVAN
237 CHURCH ST NE
VIENNA VA 22180

JASSMIN CORPORATION,
2405 STRYKER AVE
VIENNA VA 22180

ASSAL BAKERY INTERNATIONAL, INC.
112 GLYNDON ST NE
VIENNA VA 22180

CHEVY CHASE BANK
C/O RYAN PROPERTY TAX SERVICES
PO BOX 460189
HOUSTON, TX 77056

CAPITAL ONE
246 MAPLE AVE E
VIENNA VA 22180 4631

ZAFREN FRANK
ALEC JACOBSON TRS
C/O TRIMARK CORPORATION
6231 LEESBURG PIKE SUITE 100
FALLS CHURCH VA 22044

TENANT
234 MAPLE AVE E
VIENNA VA 22180 4629

CYPRUS GROUP INC,
4111 N OLD GLEBE RD
ARLINGTON VA 22207

TENANT
224 Maple Avenue East
Vienna, VA 22180

Wells Fargo Advisors
212 MAPLE AVE E
VIENNA VA 22180 4629

VIENNA TRS OF CHURCH PRESBYTERIAN,
P O BOX 351
VIENNA VA 22183

JONATHAN ONEILL DOWNS TR,
ALICIA WHITE DAVIS DOWNS TR
156 CHURCH ST NE
VIENNA VA 22180

TIMOTHY J. & YUN KYONG FRANK
118 GLYNDON ST NE
VIENNA VA 22180

KATHRYN KIM LAU
PHOENIX ACUPUNCTURE
129 Park St NE, Unit 10B
Vienna, VA 22180

ASSOCIATE COUNSELING CENTER, INC.
129 Park St NE, Unit 11C
Vienna, VA 22180

TRANSITION PHYSICAL THERAPY, LLC
129 Park St NE, Unit 11B
Vienna, VA 22180

ANDRE LUIS BLAUTH
131 Park St NE, Unit 7A
Vienna, VA 22180

LAW OFFICE OF HERMAN R. HEFLIN III, PLLC
DBA CAPITOL CITY TECHLAW, PLLC
129 Park St NE, Unit 12-C
Vienna, VA 22180

MELROSE BEAUTY, INC.
129 Park St NE, Unit 12B
Vienna, VA 22180

PRANA HEALTHWORKS LLC
131 Park St NE, Unit 7A
Vienna, VA 22180

THE UMAI HEALTH CENTER, LLC
VIENNA ACUPUNCTURE
131 Park St NE, Unit 9C
Vienna, VA 22180

WASHINGTON EQUITY, LLC
131 Park St NE, Unit 8C
Vienna, VA 22180

ELIZABETH ERNST
SANCTUARY ON PARK
131 Park St NE, Unit 7C
Vienna, VA 22180

PATRICE MCGIFFIN
131 Park St NE, Unit 7C
Vienna, VA 22180

Vienna Courts - List of Surrounding, Adjoining, & Adjacent Property Owners/Tenants

LAVENDER NOOK SKIN AND BODY CARE LLC

131 Park St NE, 9A

Vienna, VA 22180

BRAWS: BRINGING RESOURCES TO AID WOMEN

133 Park St NE, Unit 3B

Vienna, VA 22180

BEST SIDE STORY MEDIA LLC

131 Park St NE, Unit 9C

Vienna, VA 22180

ESSENCE OF ACUPUNCTURE LLC

131 Park St NE, Unit 7C

Vienna, VA 22180

Belong!

133 Park St NE

Vienna, VA 22180

TECHNOLOGIST INC.

133 Park St NE, Unit 3A

Vienna, VA 22180

PUBLIC NOTICE

TOWN OF VIENNA

Planning Commission and Town Council PROPOSED REZONING & DEVELOPMENT PLAN

Property Addresses: 127, 129, 131, & 133 Park Street NE

Request: Rezoning of T - Transitional properties (Parcel #s 0382 52 0004, 0382 52 0005, 0382 52 0006, 0382 52 0010, 0382 52 0011, 0382 52 0012, 0382 52 0007, 0382 52 0008, 0382 52 0009, 0382 52 0001, 0382 52 0002, 0382 52 0003) located at 127, 129, 131, & 133 Park Street NE from T, Transitional to RM-2 Multifamily, Low Density and related site plan modifications of requirements for lot coverage, front and rear yard setbacks, and lot area for a proposed 28-unit duplex development.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, September 28, 2022, AT 7:30 PM.
Planning Commission

TOWN HALL - 127 CENTER ST. S., ON Monday, October 24, 2022, AT 8:00 PM.
Town Council

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6341 or DPZ@viennava.gov

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



September 16, 2022

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 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, Planning Commission, is holding a public hearing in the Vienna Town Council Chambers on, **Wednesday, September 28, 2022, at 7:30 pm** to consider the following:

Recommendation by the Planning Commission to Vienna Town Council for rezoning of T – Transitional properties (Parcel #s 0382 52 0004, 0382 52 0005, 0382 52 0006, 0382 52 0010, 0382 52 0011, 0382 52 0012, 0382 52 0007, 0382 52 0008, 0382 52 0009, 0382 52 0001, 0382 52 0002, 0382 52 0003) located at 127, 129, 131, & 133 Park Street NE. Requested rezoning is from T, Transitional to RM-2 Multifamily, Low Density for a proposed 28-unit duplex development.

A public meeting will also be held, same night, in the Vienna Town Council Chambers the same evening, **Wednesday, September 28, 2022, at 7:30 pm** to consider the following:

Recommendation to Vienna Town Council on a final plat for the proposed subdivision of 204 Courthouse Rd SW into two lots, on property in the RS-10, Single-Family Detached Residential zone. Application filed by Shane Revelle, Land Design Consultants, Inc on behalf of Apex Developers, LLC, owner.

The Planning Commission will review the previously listed items providing recommendation to the Vienna Town Council. Scheduled hearing dates are as follows:

- **Wednesday, September 28, 2022, at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Monday, October 24, 2022, at 7:30 pm, Community Center – Town Council**

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 by phone, (703)255-6341 or by email: DPZ@Viennava.gov.

Sincerely,



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