



**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.

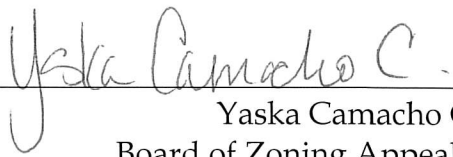
Written notices were sent by registered mail on May 24, 2024, to the last known address of each abutting property owner (including those located across rights-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County’s Department of Tax Administration.

One sign was posted in front of the subject location, 108 Yeonas Cir SE, on May 24, 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 May 24, 2024, to the Fairfax County Department of Planning & Development Planning Division.

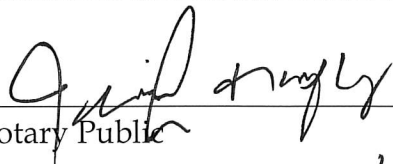
A legal notice was posted in the Washington Times newspaper on May 23, 2024, and May 30, 2024 (two consecutive weeks), prior to the meeting.

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 108 Yeonas Cir SE and more particularly described as tax map parcel 0393 13 2618 are attached.

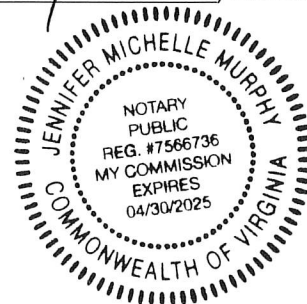
  
Yaska Camacho Castillo  
Board of Zoning Appeals Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 24<sup>th</sup> day of May, 2024.

  
Notary Public

My commission expires: 4/30/25





May 23, 2024

Tania Giviani-Faris  
108 Yeonas Cir SE  
Vienna, VA 22180

Re: 108 Yeonas Cir SE- Request for a Conditional Use Permit

This letter serves to notify you that a hearing will be held by the Board of Zoning Appeals to review your request for approval of a conditional use permit, as required by Section 18-304 of the Vienna Town Code, for a Family Day Home care of up to twelve (12) children at 108 Yeonas Cir SE, in the RS-10, Single-Family Residential zoning district. The meeting will be held at **7:30 PM on Wednesday, June 5, 2024**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. Someone will need to attend the meeting to represent the application.

Best Regards,

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  
Town of Vienna, VA  
Yaska.Camacho@viennava.gov  
(703) 255-6348



TOWN OF  
**VIENNA**  
Planning & Zoning

May 23, 2024

Re: 108 Yeonas Circle SE - Request for a Conditional Use Permit

Dear Resident,

Please be advised that the application filed with the Board of Zoning Appeals to review the request for approval of a conditional use permit, as required by Section 18-304 of the Vienna Town Code, for a Family Day Home care of up to twelve (12) children at 108 Yeonas Circle SE, in the RS-10, Single-Family Residential zoning district was **rescheduled**. The meeting will be held at 7:30 PM on Wednesday, June 5, 2024, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180.

If you have any questions, please call 703 255-6341.

Sincerely,

A handwritten signature in black ink that reads "Yaska Camacho C.". The signature is written in a cursive, flowing style.

Yaska Camacho Castillo  
Clerk to the Board  
Town of Vienna, VA

Buhl Katherine M TR  
940 Salt Cedar CT  
Bernalillo NM 87004

Buhl Katherine M TR  
940 Salt Cedar CT  
Bernalillo NM 87004

Buhl Katherine M TR  
940 Salt Cedar CT  
Bernalillo NM 87004

Giuseppe Anthony P, Giuseppe  
Mary E  
102 Yeonas Cir SE  
Vienna, VA 22180

Giuseppe Anthony P, Giuseppe  
Mary E  
102 Yeonas Cir SE  
Vienna, VA 22180

Giuseppe Anthony P, Giuseppe  
Mary E  
102 Yeonas Cir SE  
Vienna, VA 22180

Woods William Orrin, Susan L  
104 Yeonas Cir SE  
Vienna, VA 22180

Woods William Orrin, Susan L  
104 Yeonas Cir SE  
Vienna, VA 22180

Woods William Orrin, Susan L  
104 Yeonas Cir SE  
Vienna, VA 22180

Clark Stuart Charles  
106 Yeonas Cir SE  
Vienna, VA 22180

Clark Stuart Charles  
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Clark Stuart Charles  
106 Yeonas Cir SE  
Vienna, VA 22180

Hussain Ayesha I  
107 Yeonas Cir SE  
Vienna, VA 22180

Hussain Ayesha I  
107 Yeonas Cir SE  
Vienna, VA 22180

Hussain Ayesha I  
107 Yeonas Cir SE  
Vienna, VA 22180

Huang Shudong, Lu Liyuan  
105 Yeonas Cir SE  
Vienna, VA 22180

Huang Shudong, Lu Liyuan  
105 Yeonas Cir SE  
Vienna, VA 22180

Huang Shudong, Lu Liyuan  
105 Yeonas Cir SE  
Vienna, VA 22180

Broussard Florida V TR  
103 Yeonas Cir SE  
Vienna, VA 22180

Broussard Florida V TR  
103 Yeonas Cir SE  
Vienna, VA 22180

Broussard Florida V TR  
103 Yeonas Cir SE  
Vienna, VA 22180

Becker Susan W TR  
101 Yeonas Cir SE  
Vienna, VA 22180

Becker Susan W TR  
101 Yeonas Cir SE  
Vienna, VA 22180

Becker Susan W TR  
101 Yeonas Cir SE  
Vienna, VA 22180

Nikabakhshian Mohsen & Kaviani  
Fariba  
119 Kingsley Rd SE  
Vienna, VA 22180

Nikabakhshian Mohsen & Kaviani  
Fariba  
119 Kingsley Rd SE  
Vienna, VA 22180

Nikabakhshian Mohsen & Kaviani  
Fariba  
119 Kingsley Rd SE  
Vienna, VA 22180

Saremi Fariborz & Zavareei  
Farzaneh  
27 Grandbriar  
Aliso Viejo, CA 92656

Saremi Fariborz & Zavareei  
Farzaneh  
27 Grandbriar  
Aliso Viejo, CA 92656

Saremi Fariborz & Zavareei  
Farzaneh  
27 Grandbriar  
Aliso Viejo, CA 92656

White Chris Francis & White Dara  
1105 Park St SE  
Vienna, VA 22180

White Chris Francis & White Dara  
1105 Park St SE  
Vienna, VA 22180

White Chris Francis & White Dara  
1105 Park St SE  
Vienna, VA 22180



May 23, 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, June 5, 2024, at 7:30 pm** to consider the following:

1. Request for approval of a conditional use permit, as required by Section 18-304 of the Vienna Town Code, 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. (Reschedule from May 15, 2024).
2. Request for approval of a conditional use permit, as required by Section 18-304 of the Vienna Town Code, for a Family Day Home Care of up to twelve (12) children at 108 Yeonas Circle SE, in the RS-10, Single-Family Residential zoning district. Application filed by Tania Giviani-Faris and Kami Faris, owners. (Rescheduled from May 15, 2024).

3. Request for Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck, attached to an existing single-family dwelling located at 231 Talahi Road SE, in the RS-10, Single-Family Detached Residential zone. The Zoning Code requires that all structures in the Single-Family Residential zoning districts maintain a setback of 35' from the rear property line. The proposed porch encroaches 8.4' into the setback leaving a setback of 26.6' from the rear property line.
4. Request for approval of a variance from Section 18-219 Residential - Single-Unit, 10,000 sq. ft. Zone (RS-10), Building Placement Standards, Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck, attached to an existing non-conforming single-family dwelling located at 409 East Street NE, in the RS-10, Single-Family Detached Residential zone. The Zoning Code requires that all structures in the Single-Family Residential zoning districts maintain a setback of 35' from the rear property line. The proposed porch encroaches 19'-2.5" into the setback leaving a setback of 15'-9.5" from the rear property line.

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, June 5, 2024**, beginning at 7:30 PM on the following:

Public Hearing:

1. Request for approval of a conditional use permit, as required by Section 18-304 of the Vienna Town Code, 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.
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At said public hearing, any interested persons will be given an opportunity to express their views and to speak in favor of the proposal or in opposition thereto. Copies of the proposal are available for inspection in the Department of Planning & Zoning, 1<sup>st</sup> 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:**  
**THE WASHINGTON TIMES**  
**May 23<sup>rd</sup> and 30<sup>th</sup>**

**Board of Zoning Appeals**  
**Request for a Conditional Use Permit from**  
**Section § 18-304 of the Vienna Town Code**

**PROPERTY ADDRESS: 108 Yeonas Cir SE.**

**TO PERMIT: CUP for a Family Day Home Care of up to twelve (12) children.**

**A Public Hearing is being held at Town Hall, 127 Center St. S Vienna, VA 22180,  
on Wednesday, June 5, 2024, at 7:30 PM.**

**Inquires can be directed to the Planning & Zoning office at 703-255-6341**

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED  
UNDER PENALTY OF LAW**

# **PUBLIC NOTICE**

# **TOWN OF VIENNA**

## **Board of Zoning Appeals**

### **Request for a Conditional Use Permit from**

### **Section § 18-304 of the Vienna Town Code**

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**CALL 703-255-6300**

**WWW.VIENNAVA.GOV**

**TOWN HALL**

**127 CENTER STREET S**

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



**PUBLIC NOTICE  
TOWN OF VIENNA**

**Board of Zoning Appeals  
Request for a Conditional Use Permit from  
Section § 18-304 of the Vienna Town Code**  
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**TOWN HALL**  
**127 CENTER STREET S**

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