



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 § 18-214 of the Code of the Town of Vienna.

An advertisement for the Planning Commission meeting date and time was published in the Washington Times on November 27, 2019 and December 4, 2019, the two weeks prior to the scheduled meeting date of December 11, 2019.

Written notices were sent by registered mail on November 26, 2019, 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.

Three signs were posted. One signboard was posted facing Maple Avenue West, one signboard facing Glen Avenue SW, and one signboard facing Wade Hampton Drive SW on property located at 374-380 Maple Avenue West on November 26, 2019. Signs posted included dates for the Planning Commission meeting and the Board of Zoning Appeals hearing. A photo of the posted signs are attached.

A letter was sent on November 26, 2019 to Fairfax County Department of Planning & Development Planning Division.

Copies of notices, pertaining to date, time and location of the Planning Commission meeting for property located at 374-380 Maple Avenue West and more particularly described as tax map parcel 0383 02 0147, are attached.

Jennifer Murphy  
Planning Commission Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 4<sup>th</sup> day of December, 2019.

  
Notary Public

My commission expires: Jan. 31, 2020



**NOTICE OF PUBLIC HEARING**  
**PLANNING COMMISSION**

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 Planning Commission in the Vienna Town Hall, 127 Center Street, South, Vienna, Virginia, on **Wednesday, December 11, 2019**, beginning at 8:00 PM on the following:

1. Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

At said public hearing, any and all interested persons will be given an opportunity to express their views and to speak in favor of the proposal or in opposition thereto. Those persons desiring to speak are requested to notify staff of their intentions prior to the night of the public hearing. Copies of the proposal are available for inspection in the Department of Planning and Zoning, 1<sup>st</sup> floor, Vienna Town Hall, 127 Center Street, South, Vienna, VA, 22180, during regular working hours.

BY ORDER OF THE PLANNING COMMISSION

Michael Gelb, CHAIRMAN

**PUBLICATION DATES:**

**THE WASHINGTON TIMES**

**November 27 and December 4, 2019**

# NOTICE OF PUBLIC HEARING

RE: 374-380 Maple Avenue W - Sunrise of Vienna



## APPLICATION REQUESTS:

- Public hearing on recommendation to Town Council on amendments to proffered conditions
- Meeting for recommendation on modification of requirements to Town Council and recommendation to Board of Zoning Appeals on conditional use permit for assisted living

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

**8 pm • Wednesday, December 11, 2019**

All hearings are open to the public and held at **Town Hall, 127 Center Street S, 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. Anyone may sign up to speak at the hearing.

## SITE LOCATION:



MJW MAPLE AVENUE, LLC  
380 Maple Avenue West  
Vienna, VA 22180

RED INVESTMENT LLC  
PO Box 1208  
Vienna, VA 22183

NORTHERN VIRGINIA TITLE & ESCROW, INC  
380 Maple Avenue West, unit 102  
Vienna, VA 22183

PARK & GRAIT, LLC  
380 Maple Avenue West, unit 302B  
Vienna, VA 22183

REALTY INVESTMENT COMPANY  
380 Maple Avenue West, unit 202  
Vienna, VA 22183

RED INVESTMENT LLC  
380 Maple Avenue West  
Vienna, VA 22183

REMAX PREFERRED PROPERTIES  
380 Maple Avenue West, unit 202  
Vienna, VA 22183

SCOTT A. FLANDERS PC  
380 Maple Avenue West, unit 101  
Vienna, VA 22183

VIENNA COMPLEMENTARY MEDICINE LLC  
380 Maple Avenue West, #304  
Vienna, VA 22183

VIENNA NEUROLOGY  
380 Maple Avenue West, unit 206  
Vienna, VA 22183

3D Me, LLC  
380 Maple Ave W, #L4  
Vienna, VA 22183

A. A. HISPANIC GROUP  
380 Maple Avenue West, unit #L1A  
Vienna, VA 22183

DWEL SERVICED RESIDENCES, INC  
380 Maple Avenue West, unit 103  
Vienna, VA 22183

NETWIZARD, INC.  
380 Maple Avenue West, unit 100  
Vienna, VA 22183

Maureen A. Gill, LCSW  
380 Maple Ave W, #207  
Vienna, VA 22183

CUPPETT PERFORMING ART CENTER, INC.  
380 Maple Avenue West, unit L2  
Vienna, VA 22183

EUCLID SPECIALTY MANAGERS, LLC  
380 Maple Avenue West, unit 302  
Vienna, VA 22183

FANEUIL, INC.  
380 Maple Avenue West, unit L1B  
Vienna, VA 22183

GLORY TRAVEL, INC.  
380 Maple Avenue West, unit 302B  
Vienna, VA 22183

IRENE B. KREBS, LCSW  
380 Maple Avenue West, unit 205  
Vienna, VA 22183

LASER PLUS LASERTROLYSIS AND SKIN CARE,  
380 Maple Avenue West, unit 301  
Vienna, VA 22183

Purple Onion Catering Company  
402 Maple Avenue West  
Vienna, VA 22183

JACK WEIL D.M.D  
402 Maple Avenue West  
Vienna, VA 22183

JDC 402 MAPLE, LLC  
402 Maple Avenue West  
Vienna, VA 22183

JDC 402 MAPLE, LLC  
1760 Reston Pkwy, suite 210  
Reston, VA 20190

401 Maple Avenue LLC  
401 Maple Avenue West  
Vienna, VA 22183

401 Maple Avenue LLC  
PO Box 123  
Oakton, VA 22124

MYEYEDR.  
401 Maple Avenue West  
Vienna, VA 22183

George Bilidas ET UX Louis G. Cholakakis ET UX  
1141 Elden Street, suite 224  
Herndon, VA 20170

AMPHORA RESTAURANT  
377 Maple Avenue West  
Vienna, VA 22183

NONNIE IMPORTERS, LLC  
361 Maple Avenue West, suite 200  
Vienna, VA 22180

Broadway Holdings, LLC  
361 Maple Avenue West  
Vienna, VA 22180

CHRISTOPHER E. BONACCI, D.D.S., M.D., P.  
361 Maple Avenue West, suite 200  
Vienna, VA 22180

METROPOLITAN CHIROPRACTIC CENTER, P.C.  
360 Maple Avenue West, units A&B  
Vienna, VA 22180

NORTIC 3 LLC  
360 Maple Avenue West, unit D  
Vienna, VA 22180

NORTIC 3 LLC  
44396 Oakmont Manor Square  
Ashburn, VA 20147

ANDREA B. SHOHAM FAMILY TRUST  
360 Maple Avenue West, unit E  
Vienna, VA 22180

Andrea M. Shoham TR  
10121 Wendover Drive  
Vienna, VA 22180

PURPLE BIO, LLC  
360 Maple Avenue West, unit F  
Vienna, VA 22180

REFLEXOLOGY AND ACUPRESSURE  
360 Maple Avenue West, unit A  
Vienna, VA 22180

AVEDISIAN LLC  
360 Maple Avenue West, unit A&B  
Vienna, VA 22180

VIENNA DENTAL CARE  
360 Maple Avenue West, unit C  
Vienna, VA 22180

DR. GOLDBERG & ASSOCIATES, PLLC  
360 Maple Avenue West, unit F  
Vienna, VA 22180

CHOICE HANDYMAN SERVICES  
360 Maple Avenue West, unit D&E  
Vienna, VA 22180

Judelle A. Ardle MC  
60 Lexington Drive  
Bluffton, SC 29910 4818

Shahram Sabet  
360 Maple Avenue West, unit C1  
Vienna, VA 22180

Brenda Jean Gunnoe  
370 Maple Avenue West, units 2&3  
Vienna, VA 22180

William J. Olson, PC  
370 Maple Avenue West, unit 4  
Vienna, VA 22180

Feeling Great, LLC  
370 Maple Avenue West, unit 2  
Vienna, VA 22180

Dermutopia MD, PLLC  
370 Maple Avenue West, #5  
Vienna, VA 22180

Rola Khwais  
370 Maple Avenue West, unit 1  
Vienna, VA 22180

Doctokr Family Medicine, PC  
370 Maple Avenue West, unit 5  
Vienna, VA 22180

Flex & Tone  
370 Maple Avenue West, unit 1  
Vienna, VA 22180

Horners Corner Pet Salon Inc.  
370 Maple Avenue West, unit 3  
Vienna, VA 22180

Kent H. Bradford  
370 Maple Avenue West, unit I  
Vienna, VA 22180

Isabella Gutfreund  
370 Maple Ave W, #1  
Vienna, VA 22180

Judelle A. German  
60 Lexington Drive  
Bluffton, SC 29910 4818

Brenda Jean Gunnoe  
5030 Alabama Street, unit 16  
El Paso, TX 79930

Kent H. & Katherine G. Bradford  
9622 Counsellor Drive NW  
Vienna, VA 22180

Michael G. & Monica M. Condon  
202 Glen Avenue SW  
Vienna, VA 22180

James A. McLeod TR Barbara E. McLeod TR  
204 Glen Avenue SW  
Vienna, VA 22180

Ray S. & Heather S. Gunraj  
203 Glen Avenue SW  
Vienna, VA 22180

Alex Gallegos & Rebecca L. Eggers  
130 Wade Hampton Drive SW  
Vienna, VA 22180

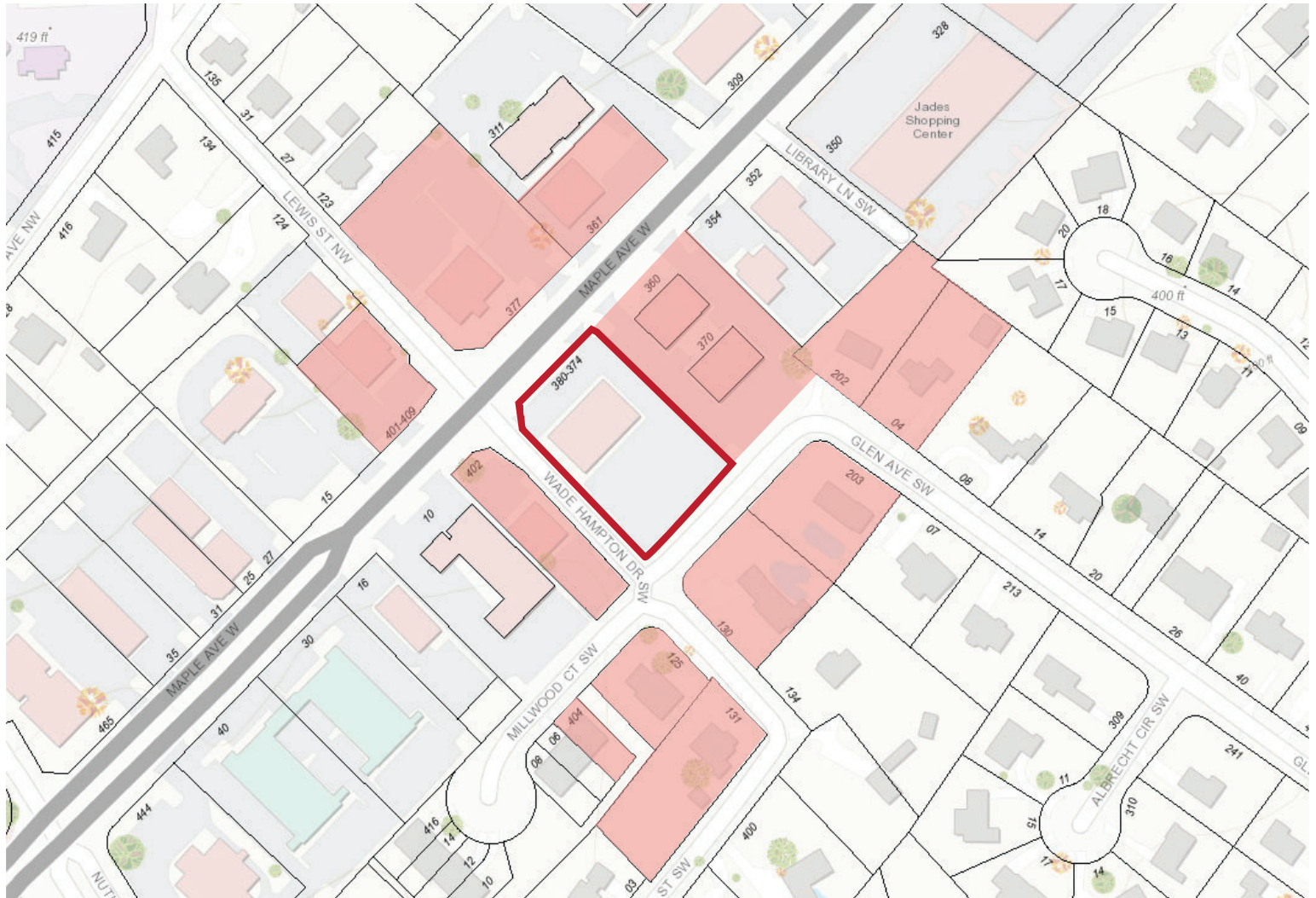
Sandra Z. Thomas TR  
131 Wade Hampton Drive SW  
Vienna, VA 22180

Walter & Patricia Bechtold  
125 Wade Hampton Drive SW  
Vienna, VA 22180

Shelia L. Hainline  
404 Millwood Ct SW  
Vienna, VA 22180

## 374 - 380 Maple Ave W - Sunrise of Vienna

### Adjacent Properties Map



## Subject Property

## Adjacent Property



**From:** Murphy, Jennifer  
**Sent:** Monday, November 25, 2019 4:59 PM  
**To:** 'DPZMail@fairfaxcounty.gov'  
**Cc:** Petkac, Cindy; O'Brien, Kelly; Abaied, Sharmaine  
**Subject:** Town of Vienna - Planning Commission Notice of Public Hearing - Sunrise at 380 Maple Avenue West  
**Attachments:** Public Hearing\_County Notification\_12-11-2019.pdf

Good afternoon,

A certified letter has been sent to your office regarding a notice of public hearing for the Town of Vienna's Planning Commission. Please see attached for a copy of the certified letter.

Thank you,

**Jennifer M. Murphy**  
Planning Specialist



[jennifer.murphy@viennava.gov](mailto:jennifer.murphy@viennava.gov)

703.255.6349

viennava.gov





TOWN OF  
**VIENNA**  
*since 1890*

November 25, 2019

Attn: Barbara Byron  
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, December 11, 2019 at 8 pm** to consider following:

Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

Interested parties may visit 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://www.viennava.gov>.

In the event that the Planning Commission reschedules, continues, or defers the application you will be notified by mail. For further questions and inquiries, please contact the Department of Planning and Zoning at 703.255.6341 or by Email: [DPZ@Viennava.gov](mailto:DPZ@Viennava.gov).

Sincerely,



Cindy Petkac, AICP  
Director of Planning & Zoning  
Town of Vienna, VA

# Planning Commission Public Hearing

PROPERTY ADDRESS: 374 - 380 Maple Avenue West

TO Recommend: Amendments to proffered conditions and modification of requirement for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, December 11, 2019 AT 8:00 PM.  
Planning Commission

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING

(703) 255-6341

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

PLANNING COMMISSION  
BOARD OF ZONING APPEALS  
CONDITIONAL USE PERMIT

PROPERTY ADDRESS: 380 Maple Avenue West

TO PERMIT: Sunrise Development, Inc for Assisted Living Use

TOWN HALL - 127 CENTER ST. S., ON Wednesday, December 18, 2019 AT 8:00 PM.  
BOARD OF ZONING APPEALS

AND ON Wednesday, December 11, 2019 AT 8:00 PM.  
PLANNING COMMISSION

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING  
(703) 255-6341

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

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

[illegible]

## Planning Commission Public Hearing

1. What is the purpose of the document?  
 2. What are the main findings of the study?  
 3. What are the implications of the findings?  
 4. What are the limitations of the study?  
 5. What are the conclusions of the study?

DO NOT REMOVE OR DEFACE  
UNDER PENALTY OF LAW



BE YOUR OWN BOSS  
AT THEIR OWN EXPENSE  
WINNY'S WRECKER SERVICE  
703-944-4523



**PUBLIC NOTICE  
TOWN OF VIENNA**

Notice of Public Hearing  
The Board of Supervisors of the Town of Vienna, Virginia, will hold a public hearing on the proposed amendments to the Comprehensive Zoning Ordinance on Tuesday, November 15, 2011, at 7:00 PM, at the Town of Vienna Administration Center, 10000 Lakeside Drive, Suite 100, Vienna, Virginia 22182.

**Planning Commission Public Hearing**  
The Board of Supervisors of the Town of Vienna, Virginia, will hold a public hearing on the proposed amendments to the Comprehensive Zoning Ordinance on Tuesday, November 15, 2011, at 7:00 PM, at the Town of Vienna Administration Center, 10000 Lakeside Drive, Suite 100, Vienna, Virginia 22182.

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



**PUBLIC NOTICE  
TOWN OF VIENNA**

**PLANNING COMMISSION**  
NOTICE OF PUBLIC HEARING  
The Planning Commission of the Town of Vienna, Virginia, will hold a public hearing on the following matter:

**REZONING APPLICATION**  
A rezoning application from the [Name] property owner, [Address], [City, State, Zip], for the rezoning of [Address] from [Current Zoning] to [Proposed Zoning].

The rezoning application is being submitted to the Planning Commission for review and recommendation to the Board of Supervisors.

**Planning Commission Public Hearing**  
The Planning Commission will hold a public hearing on the following matter:

**REZONING APPLICATION**  
A rezoning application from the [Name] property owner, [Address], [City, State, Zip], for the rezoning of [Address] from [Current Zoning] to [Proposed Zoning].

The rezoning application is being submitted to the Planning Commission for review and recommendation to the Board of Supervisors.

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





TOWN OF  
**VIENNA**  
*since 1890*

November 26, 2019

Sarah Mariska  
Womble Bond Dickinson  
8350 Broad Street, Suite 1500  
Tysons Corner, VA 22102

Re: Applicant Agent Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, December 11, 2019** with the Planning Commission for the following:

Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

Please let me know if you have any questions.

Sincerely,

Cindy Petkac, AICP  
Director of Planning & Zoning  
Town of Vienna, VA



TOWN OF  
**VIENNA**  
*since 1890*

November 26, 2019

Attn: Jerry Liang  
Sunrise Development, Inc  
7902 Westpark Drive  
McLean, VA 20148

Re: Applicant Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, December 11, 2019** with the Planning Commission for the following:

Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

Please let me know if you have any questions.

Sincerely,

Cindy Petkac, AICP  
Director of Planning & Zoning  
Town of Vienna, VA



TOWN OF  
**VIENNA**  
*since 1890*

November 26, 2019

Attn: Dennis Rice  
Red Investment, LLC  
PO Box 1208  
Vienna, VA 22183

Re: Owner of Tax Map 38-3 ((2)) 147 Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, December 11, 2019** with the Planning Commission for the following:

Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

Please let me know if you have any questions.

Sincerely,

Cindy Petkac, AICP  
Director of Planning & Zoning  
Town of Vienna, VA



TOWN OF  
**VIENNA**  
*since 1890*

November 26, 2019

Attn: Jack Wilkenfeld  
MJW Maple Avenue, LLC  
10004 Fox Court  
Oakton, VA 22214

Re: Owner of Tax Map 38-3 ((2)) 147 Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, December 11, 2019** with the Planning Commission for the following:

Recommendation by the Planning Commission to Vienna Town Council for **amendments to proffered conditions and modification of requirement** and recommendation by the Planning Commission to the Board of Zoning Appeals for a **conditional use permit** for assisted living for a 0.85-acre parcel, lot 147, located at 374 to 380 Maple Avenue West, in the MAC - Maple Avenue Commercial zone. Application filed by Sara Mariska, attorney representative with Womble Bond Dickinson on behalf of the applicant, Sunrise Development Inc.

Please let me know if you have any questions.

Sincerely,

Cindy Petkac, AICP  
Director of Planning & Zoning  
Town of Vienna, VA