

TOWN OF
VIENNA

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.

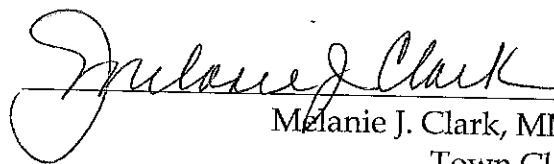
An advertisement for the Town Council hearing date and time was published in the Sun Gazette on January 9, 2020 and January 16, 2020, the two weeks prior to the scheduled meeting date of January 27, 2020.

Written notices were sent by registered mail on January 10, 2020, 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 on the on property located at 374-380 Maple Avenue West on January 3, 2020. One signboard was posted facing Maple Avenue West, one signboard facing Glen Avenue SW, and one signboard facing Wade Hampton Drive SW. Photos of the posted signs are attached.

A letter was sent on January 10, 2020 to Fairfax County Department of Planning & Development Planning Division.

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



Melanie J. Clark, MMC
Town Clerk

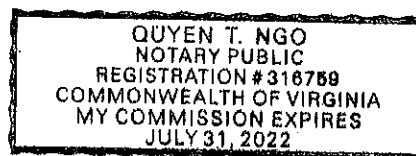
Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 9 day of JANUARY, 2020.



Notary Public

My commission expires: JULY 31, 2022



TOWN OF VIENNA, VIRGINIA NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council (the "Town Council") of the Town of Vienna, Virginia (the "Town") will consider a Public Hearing on Monday, January 27, 2020, beginning at 8:00 p.m., in the Council Room, Town Hall, 127 Center Street South, Vienna, Virginia, to regarding the following:

Proposed Amendments to Proffered Conditions for 374 to 380 Maple Avenue W to include a change of use and revised architecture for an assisted living facility.

At said public meeting, any and all interested persons will be given an opportunity to provide comment and input regarding the above.

A copy of the proposed is on file in the office of the Town Clerk and may be viewed Monday through Friday, 8:00 a.m. to 4:30 p.m. or via the website at www.viennava.gov.

BY ORDER OF THE TOWN COUNCIL
Melanie J. Clark, MMC
Town Clerk

1/9 & 1/16/20

January 9, 2020

«TenantOwners»

«address»

«Address_2»

«City_State_Zip»

Dear Property Owner:

Per Vienna Town Code, §18-246, please let this letter serve to inform you that an application for Amendments to proffered conditions was filed with the Town of Vienna. . It is scheduled for public hearing with the Town Council in the Council Chambers, **Monday, January 27, 2020 at 8 pm**. At said hearing, the Town Council will take public testimony as part of their deliberations in reviewing the following:

Consideration of a request for proposed amendments to proffered conditions, including a change of use and revised architecture for an assisted living facility in place of the approved mixed-use building with multifamily residential, located at 374 to 380 Maple Avenue West, in the MAC Maple Avenue Commercial zoning district. Application filed by Sara Mariska, Attorney/Agent, on behalf of Sunrise Development, Inc.

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Consideration of a request for related site plan modification of requirement from [Section 18-132](#) for a loading space width of 15 feet total in place of the 15 feet per 50 feet of building width required under the zoning ordinance as well as revised architecture for an assisted living facility. Application filed by Sara Mariska, Attorney/Agent, on behalf of Sunrise Development, Inc.

Interested parties desiring to review the application and materials may visit the Department of Planning & Zoning, first floor of Town Hall. Items can also be reviewed online five (5) days prior to the scheduled meeting <https://www.viennava.gov>.

In the event that the Town Council defers, cancels or reschedules the public hearing at the meeting date set forth above, please note that you will **not** 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.

Should you have any questions please feel free to contact me at 703-255-6304 or via email at mclark@viennava.gov.

Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark". The signature is written in dark ink and is positioned above the printed name and title.

Melanie J. Clark, MMC
Town Clerk

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

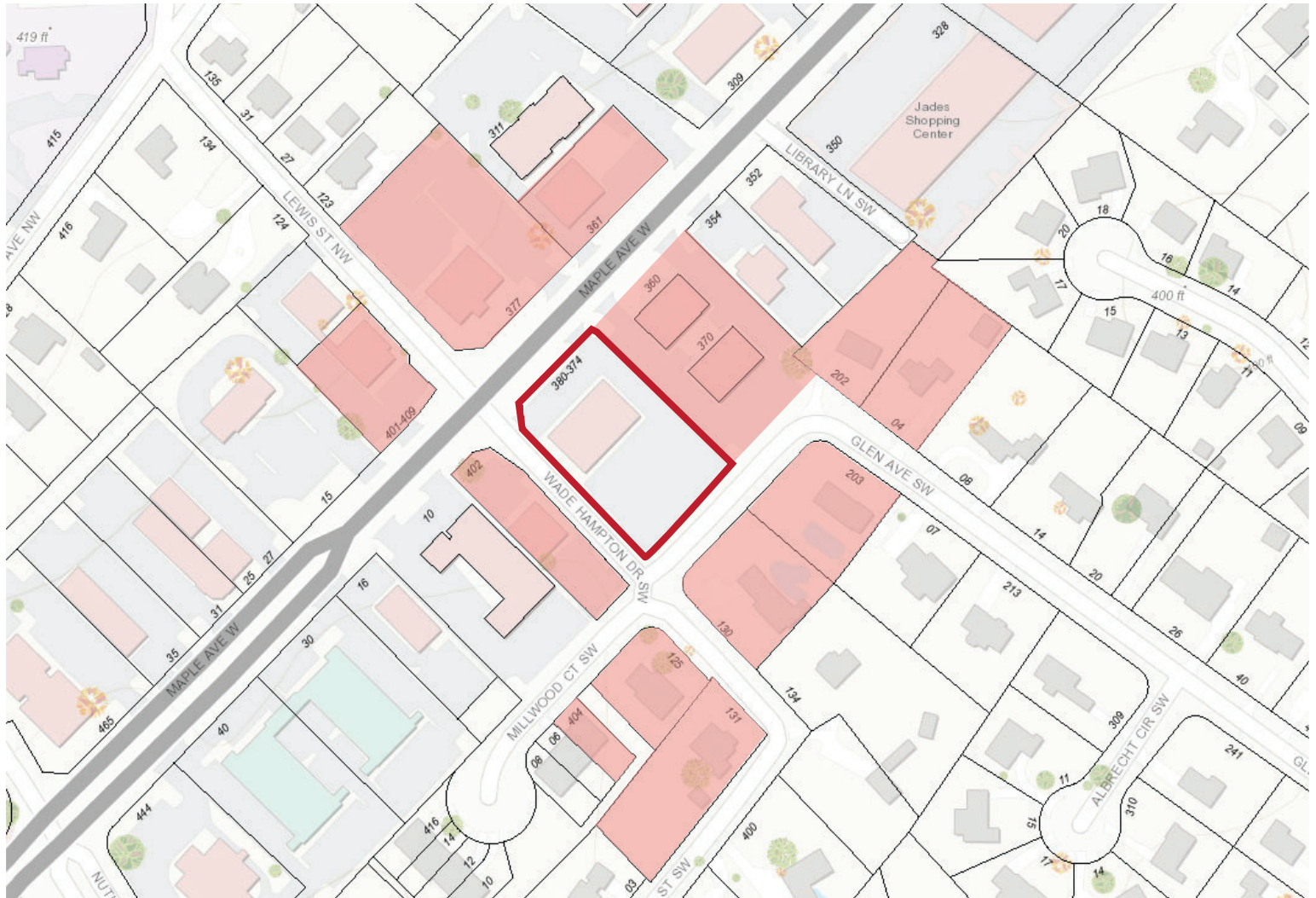
Sandra Z. Thomas TR
131 Wade Hampton Drive SW
Vienna, VA 22180

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

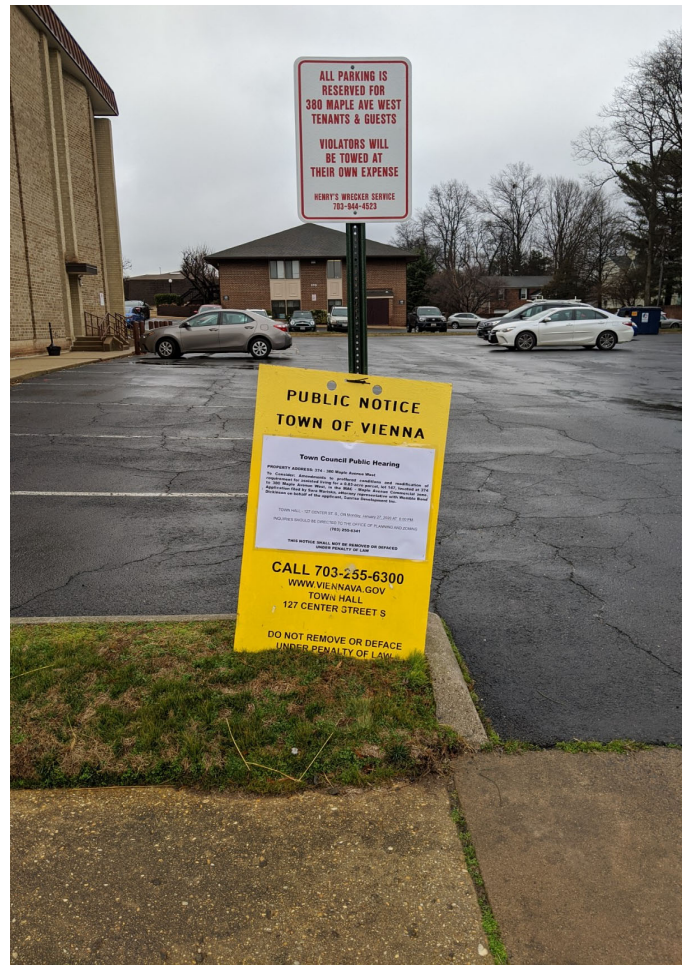
Adjacent Properties Map



Subject Property



Adjacent Property



Town Council
REQUESTS FOR AMENDMENT TO PROFFERED
CONDITIONS AND FOR MODIFICATION OF
REQUIREMENT

PROPERTY ADDRESS: 374 – 380 Maple Avenue West

Requests for 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 Monday, January 27, 2020 AT 8:00 PM.

Town Council

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