



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 February 18, 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.

One sign was posted along Lewis Street Northwest in front of the commercial building located at 405-409 Maple Avenue West on February 14, 2020 with dates of the Planning Commission meeting, Board of Zoning Appeals hearing and Town Council hearing. A photo of the posted sign is attached.

A letter was sent on February 14, 2020 to Fairfax County Department of Planning & Development Planning Division. A copy of the letter is attached.

Copies of the notices, pertaining to date, time and location of the Planning Commission meeting for a Conditional Use Permit and Modification of Requirement for property located at 405-409 Maple Avenue West and more particularly described as tax map parcel 0383 13 0004, are attached.


Jennifer Murphy
Planning Commission Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 19 day of February, 2020.


Notary Public

My commission expires: 1-31-2024



405-409 Maple Avenue West - Hawk & Griffin Public House

Adjacent Properties Map



Subject Property



Adjacent Property

Adjoining Property Owner List

Theodore & Winfred Fadool
123 Lewis Street, NW
Vienna, VA 22180

Paul A Gumagay
124 Lewis Street, NW
Vienna, VA 22180

Amphora Restaurant
George Bilidas
1141 Elden Street, Suite 224
Herndon, VA 20170

Patrick McGlohn
401 Maple Avenue LLC
PO Box 123
Oakton, VA 22124

First Virginia Bank, C/O BB&T PO
Box 167
Winston Salem, NC 27102

Jason Levine & Tracy Schampers
127 Lewis Street, NW
Vienna, VA 22180



TOWN OF
VIENNA
Planning & Zoning

February 18, 2020

Paul A. Gumagay
124 Lewis St NW
Vienna, VA 22180

Re: 405-409 Maple Avenue West

Please be advised that an application has been filed with the Town of Vienna for a request for review of the following:

Recommendation by the Planning Commission to the Board of Zoning Appeals for a conditional use permit for live entertainment for Hawk & Griffin Public House, located at 405-409 Maple Avenue West in the C-1 (local commercial) zone.

AND

Recommendation by the Planning Commission to the Town Council on a related request for modification of requirement to allow parking between the building setback line and the street line for property located at 405-409 Maple Avenue West, in the C-1 (local commercial) zone. Application filed by Tom Kylo of Vienna Pub, LLC

The Planning Commission will review the application providing recommendation. The Board of Zoning Appeals and Town Council will hold public hearings for final decision. Public meeting and hearing dates are as follows:

Wednesday, February 26th, 7:30 pm, Vienna Town Hall – Planning Commission
Wednesday, March 18th, 7:00 pm, Vienna Town Hall – Board of Zoning Appeals
Monday, March 23rd, 8:00 pm, Vienna Town Hall – Town Council

A copy of the application is available in the Department of Planning & Zoning for review during regular business hours. For further inquiries, please contact the Department of Planning & Zoning at 703.255.6341 or by Email: DPZ@viennava.gov.

Sincerely,

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



TOWN OF
VIENNA

Planning & Zoning

February 18, 2020

Theodore & Winifred Fadool
123 Lewis St NW
Vienna, VA 22180

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Sincerely,

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



TOWN OF
VIENNA
Planning & Zoning

February 18, 2020

George Bilidas ET UX
Louis G. Cholakias ET UX
1141 Elden Street, Suite 224
Herndon, VA 20170

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Sincerely,

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



TOWN OF
VIENNA
Planning & Zoning

February 18, 2020

401 Maple Avenue, LLC
401 Maple Avenue West
Vienna, VA 22180

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Sincerely,

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



TOWN OF
VIENNA

Planning & Zoning

February 18, 2020

First Virginia Bank
C/o: BB&T
PO Box 167
Property Tax Department
Winston Salem, NC 27102

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Sincerely,

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



February 18, 2020

Jason Levine & Tracy Schampers
127 Lewis Street NW
Vienna, VA 22180

Re: 405-409 Maple Avenue West

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Sincerely,

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



February 14, 2020

Tom Kylo
Vienna Pub, LLC
114 Elmar Drive SE
Vienna, VA 22180

Re: Applicant Notification

This letter serves to notify you that a hearing has been schedule for **Wednesday, February 26, 2020 at 7:30 pm** with the Planning Commission for the following:

Recommendation by the Planning Commission to the Board of Zoning Appeals for a conditional use permit for live entertainment for Hawk & Griffin Public House, located at 405-409 Maple Avenue West in the C-1 (local commercial) zone.

AND

Recommendation by the Planning Commission to the Town Council on a related request for modification of requirement to allow parking between the building setback line and the street line for property located at 405-409 Maple Avenue West, in the C-1 (local commercial) zone. Application filed by Tom Kylo of Vienna Pub, LLC

The Planning Commission will review the application providing recommendation to the Board of Zoning Appeals and Town Council. Public meeting and hearing dates are as follows:

Wednesday, February 26th, 7:30 pm, Vienna Town Hall – Planning Commission
Wednesday, March 18th, 7:00 pm, Vienna Town Hall – Board of Zoning Appeals
Monday, March 23rd, 8:00 pm, Vienna Town Hall – Town Council

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Petkac".

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

**PLANNING COMMISSION
BOARD OF ZONING APPEALS
CONDITIONAL USE PERMIT**

PROPERTY ADDRESS: 405-409 Maple Avenue West

TO PERMIT: Conditional use permit for live entertainment for Hawk & Griffin Public House, in the C-1 (local commercial) zone. Application filed by Tom Kylo of Vienna Pub, LLC.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, February 12, 2020 AT 7:30 PM.
PLANNING COMMISSION FOR RECOMMENDATION

AND ON Wednesday, March 18, 2020 AT 7:00 PM.
BOARD OF ZONING APPEALS FOR CONSIDERATION

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 and Town Council PROPOSED DEVELOPMENT PLAN OR SUBDIVISION PLAT OR ORDINANCE AMENDMENT

PROPERTY ADDRESS: 405-409 Maple Avenue West

TO Recommend: Modification of requirement to allow parking between the building setback line and street line in the C-1 (local commercial) zone. Application filed by Tom Kylo of Vienna Pub, LLC.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, February 26, 2020 AT 7:30 PM.
Planning Commission

TOWN HALL - 127 CENTER ST. S., ON Monday, March 23, 2020 AT 8:00 PM.
Town Council

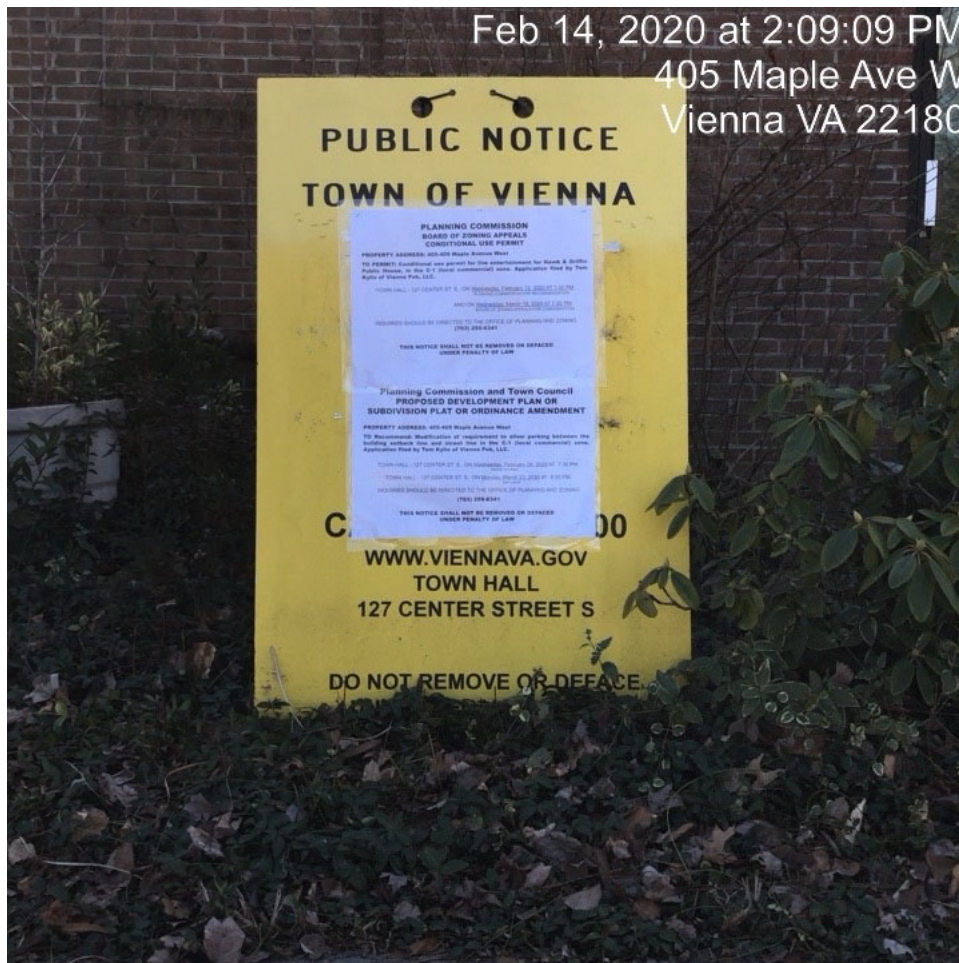
INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6341

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

Feb 14, 2020 at 2:09:09 PM

405 Maple Ave W

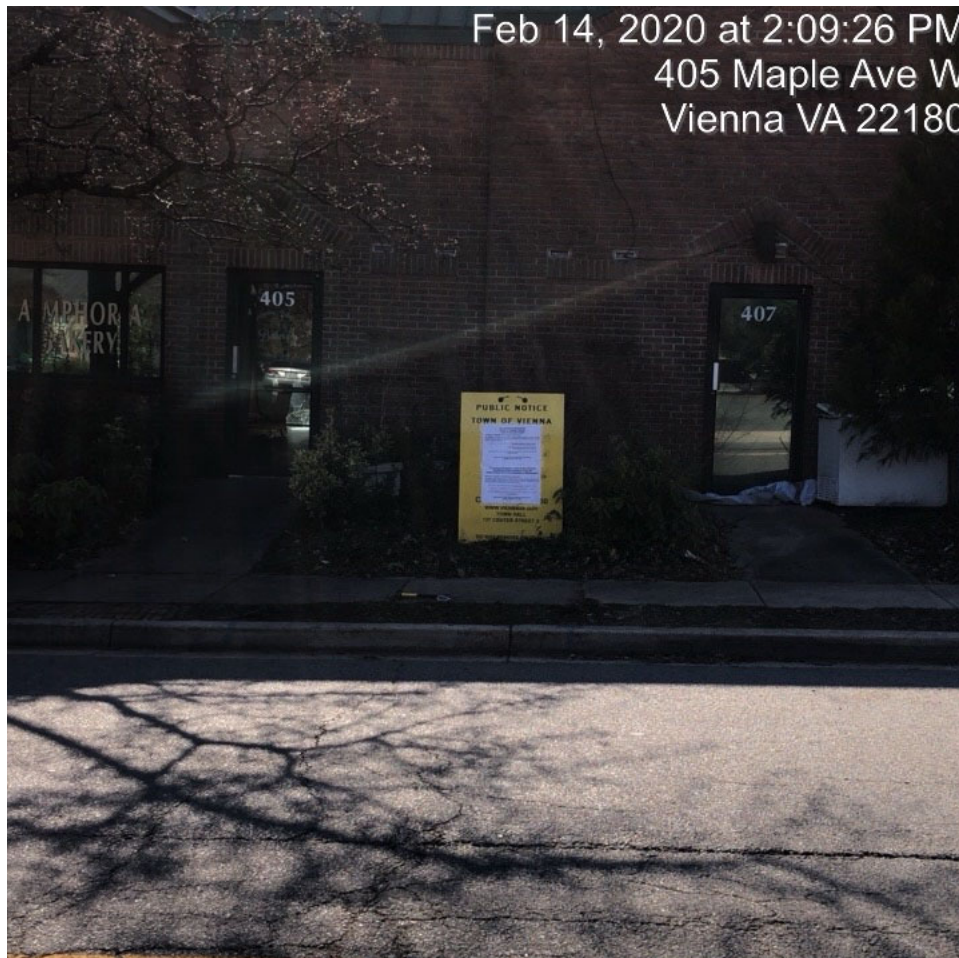
Vienna VA 22180



Feb 14, 2020 at 2:09:26 PM

405 Maple Ave W

Vienna VA 22180





February 14, 2020

Attn: Barbara Byron
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 Planning Commission is holding a hearing in the Vienna Town Council Chambers on, **Wednesday, February 26, 2020 at 7:30 pm** to consider following:

Recommendation by the Planning Commission to the Board of Zoning Appeals for a conditional use permit for live entertainment for Hawk & Griffin Public House, located at 405-409 Maple Avenue West in the C-1 (local commercial) zone.

AND

Recommendation by the Planning Commission to the Town Council on a related request for modification of requirement to allow parking between the building setback line and the street line for property located at 405-409 Maple Avenue West, in the C-1 (local commercial) zone. Application filed by Tom Kylo of Vienna Pub, LLC

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.

Sincerely,



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