



**PUBLIC NOTIFICATION AFFIDAVIT**

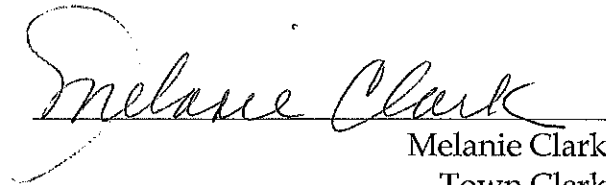
I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and § 18-214 of the Code of the Town of Vienna.

Written notices were sent by registered mail on September 3, 2021, 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 Courthouse Road SW in front of the property located at 117 Courthouse Road SW on August 13, 2021 with dates of the Planning Commission meeting and Town Council hearing. A photo of the posted sign is attached.

A letter was sent on September 3, 2021 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 Town Council hearing for the rezoning request and meeting for modification of requirement request for property located at 117,119, 121 Courthouse Road SW and more particularly described as tax map parcels 0384 02 0032A, 0384 02 0057A, 0384 02 0057B, are attached.

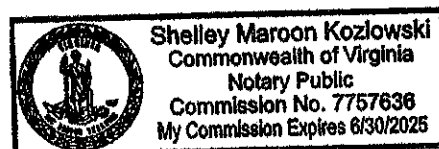
  
Melanie Clark  
Town Clerk

Commonwealth of Virginia  
Town of Vienna

Subscribed and sworn before me this 3<sup>rd</sup> day of September, 2021.

  
Notary Public

My commission expires: 6/30/2025





### 117 Courthouse Rd SW - Rezoning - Surrounding Prop/Owner List

Address - TOV Location	NAME - Owner/Tenant Business Owner	Certified #	Prop Owner Address	City, State, Zip	Certified #
117-121 Courthosue Rd SW	Attn: Dennis Rice JDA Custom Homes, Inc.		P.O. Box 1208	Vienna, VA 22183 1208	7020 0640 0000 2117 8264
117 Courthouse Rd SW	117 Courthouse, LLC		P.O. Box 1208	Vienna, VA 22183 1208	7020 0640 0000
121 Courthouse Rd SW (Lot 57A)	117 Courthouse, LLC		P.O. Box 1208	Vienna, VA 22183	
COURTHOUSE RD SW (Lot 57B)	117 Courthouse LLC,		P.O. Box 1208	Vienna, VA 22183 1208	7020 0640 0000 2117 8332
226 Maple Avenue West	226 MAPLE VENTURE, LLC (owner)		2095 CHAIN BRIDGE RD 2nd FLOOR	VIENNA, VA 22182	7020 0640 0000 2117 8349
226 Maple Avenue West, Suite 405	Apex Hand Therapy, LLC	7020 0640 0000 2117 8301			
226 Maple Avenue West, Suite 301	Treatwell, LLC	7020 0640 0000 2117 8318	Renee Gilansheh 2256 Coppersmith Sq.	Reston, VA 20191	7020 0640 0000 2117 8356
226 Maple Avenue West, Suite 203	Up Do's For I Do's, LLC	7020 0640 0000 2117 8363	Ashley Riddle 3022 S. Morgans Poit Rd #184	Mt Pleasant, SC 29466	7020 0640 0000 2117 8370
226 Maple Avenue West, Suite 100	Thai Boys Inc. DBA Tom Yum Thai	7020 0640 0000 2117 8387			
226 Maple Avenue West, Suite 205	Jasmin, LLC	7020 0640 0000 2117 8394			
226 Maple Avenue West, Suite 304	Prelude Music, Inc.	7020 0640 0000 2117 8400			
226 Maple Avenue West, Suite 300	Rox Engineering Incorporated	7020 0640 0000 2117 8417			
226 Maple Avneue West, Suite 302	Lily Skincare and Laser Clinic, LLC	7020 0640 0000 2117 8424			
226 Maple Avenue West, Suite 301	Amir H. Gilanshah	7020 0640 0000 2117 8448	Amir H. Gilanshah 2256 Coppersmith Sq.	Reston, VA 20191	7020 0640 0000 2117 8431
226 Maple Avenue West, Suite 303	Athletic Edge Sports Massage, LLC	7020 0640 0000 2117 8455			

Address - TOV Location	NAME - Owner/Tenant Business Owner	Certified #	Prop Owner Address	City, State, Zip	Certified #
226 Maple Avenue West, Suite 202	East-West Rheumatology, PLLC	7020 0640 0000 2117 8462	Yousef Zarbalian, MD 2010 Meadow Spring Dr.	Vienna, VA 22182	7020 0640 0000 2117 8479
226 Maple Avenue West, Suite 305	Church Street Pilates, LLC	7020 0640 0000 2117 8486			
226 Maple Avenue West, Suite 204	Cosmetic Laser & Electrolysis, Inc.	7020 0640 0000 2117 8493	Fariba Javaherian 10240 Brittenford Dr.	Vienna, VA 22182	7020 0640 0000 2117 8516
226 Maple Avenue West, Suite 401	Integrant, Inc.	7020 0640 0000 2117 8523	Herber Garcia PO Box 195	Vienna, VA 22183	7020 0640 0000 2117 8530
226 Maple Avenue West, Suite 403	Maple Acupuncture, Inc.	7020 0640 0000 2117 8547			
210 Maple Avenue West	Vienna Site Associates, LLC DBA Jiffy Lube	7020 0640 0000 2117 8554	Chris Burns 13300 Minnieville Rd	Woodbridge, VA 22192	7020 0640 0000 2117 8561
210 Maple Avenue West	Berry O Dallas TR Joseph G. Berry Jr. TR (owner)		2531 Chain Bridge Rd	Vienna, VA 22181 5543	7020 0640 0000 2117 8578
112-114 Courthouse Rd SW	JAMES F. OKONIEWSKI (owner)		210 E BROAD ST SUITE 100	FALLS CHURCH, VA 22046	7020 0640 0000 2117 8585
112 Courthouse Rd SW	LC Massage Spa	7020 0640 0000 2117 8592	Laito Cheung 2010 Gallows Tree Ln	Vienna, VA 22182	7020 0640 0000 2117 8608
114 Courthouse Rd SW	Tenant	7020 0640 0000 2117 8615			
	VIENNA SHOPPING CENTER LP (owner) C/O RAPPAPORT MGT CO		8405 GREENSBORO DR. SUITE 830	MCLEAN, VA 22102	7020 0640 0000 2117 8622
180 Maple Ave West	Tenant	7020 0640 0000 2117 8646			
214 Maple Avenue West	Tenant	7020 0640 0000 2117 8639			
216 Maple Avenue West	T-Mobile	7020 0640 0000 2117 8653	Nedra Allen 40700 Woodward Ave.	Bloomfield Hills, MI 48304	7020 0640 0000 2117 8660
218 Maple Avenue West	PB Vienna, LLC DBA Pure Barre	7020 0640 0000 2117 8677	Michael Dunleavy 10523 A Braddock Rd	Fairfax, VA 22032	7020 0640 0000 2117 8684
220 Maple Avenue West	StemTree Education Center	7020 0640 0000 2117 8691	Abdelghani Bellaachi 333 Maple Ave E #1000	Vienna, VA 22180	7020 0640 0000 2117 8707

Address - TOV Location	NAME - Owner/Tenant Business Owner	Certified #	Prop Owner Address	City, State, Zip	Certified #
222 Maple Avenue West	KSY Enterprises, Inc. dba Subway	7020 0640 0000 2117 8714	Min Y. Lee 19202 Coton Hall St	Lansdown, VA 20176	7020 0640 0000 2117 8721
224 Maple Avenue West	Lotus Garden Vienna, Inc.	7020 0640 0000 2117 8738			
125 Courthouse Rd SW	Vladimir Cerga & Diamanta Rusu	7020 0640 0000 2117 8745			
124 Courthouse Rd SW	Town of Vienna				
132 Courthouse Rd SW	William Thomas LaForest TR Elena Panariti LaForest TR	7020 0640 0000 2117 8752			

September 3, 2021

Attn: Dennis Rice  
JDA Custom Homes, Inc.  
117-121 Courthosue Rd SW  
P.O. Box 1208  
Vienna, VA 22183 1208

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

Town Council will also consider a request for site plan modifications of requirements related to 117-121 Courthouse Road SW rezoning request for lot coverage, front yard setback, rear yard setback, and minimum lot area requirements.

Copies of all pertaining documentation are available in the office of the Town Clerk and may be viewed Monday through Friday, 8:00 a.m. to 4:30 p.m. or online at [www.viennava.gov](http://www.viennava.gov).

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

Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

117 Courthouse, LLC  
117 Courthouse Rd SW  
P.O. Box 1208  
Vienna, VA 22183 1208

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

117 Courthouse, LLC  
121 Courthouse Rd SW (Lot 57A)  
P.O. Box 1208  
Vienna, VA 22183

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

117 Courthouse LLC,  
Courthouse Rd SW (Lot 57B)  
P.O. Box 1208  
Vienna, VA 22183 1208

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

226 Maple Venture, LLC (owner)  
226 Maple Avenue West  
2095 Chain Bridge Rd 2nd Floor  
Vienna, VA 22182

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Apex Hand Therapy, LLC  
226 Maple Avenue West, Suite 405  
Vienna, Va 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Treatwell, LLC  
Renee Gilansheh  
2256 Coppersmith Sq.  
Reston, VA 20191

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Up Do's For I Do's, LLC  
Ashley Riddle  
3022 S. Morgans Poit Rd #184  
Mt Pleasant, SC 29466

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Thai Boys Inc. DBA Tom Yum Thai  
226 Maple Avenue West, Suite 100  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Jasmin, LLC  
226 Maple Avenue West, Suite 205  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

Prelude Music, Inc.  
226 Maple Avenue West, Suite 304  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Rox Engineering Incorporated  
226 Maple Avenue West, Suite 300  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Lily Skincare and Laser Clinic, LLC  
226 Maple Avenue West, Suite 302  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Amir H. Gilanshah  
Amir H. Gilanshah  
2256 Coppersmith Sq.  
Reston, VA 20191

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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September 3, 2021

Athletic Edge Sports Massage, LLC  
226 Maple Avenue West, Suite 303  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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

Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

East-West Rheumatology, PLLC  
Yousef Zarbalian, MD  
2010 Meadow Spring Dr.  
Vienna, VA 22182

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Church Street Pilates, LLC  
226 Maple Avenue West, Suite 305  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

Cosmetic Laser & Electrolysis, Inc.  
Fariba Javaherian  
10240 Brittenford Dr.  
Vienna, VA 22182

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Integrant, Inc.  
Herber Garcia  
PO Box 195  
Vienna, VA 22183

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Maple Acupuncture, Inc.  
226 Maple Avenue West, Suite 403  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Vienna Site Associates, LLC DBA Jiffy Lube  
Chris Burns  
13300 Minnieville Rd  
Woodbridge, VA 22192

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Berry O Dallas TR  
Joseph G. Berry Jr. TR (owner)  
2531 Chain Bridge Rd  
Vienna, VA 22181 5543

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

James F. Okoniewski (owner)  
112-114 Courthouse Rd SW  
210 E Broad St Suite 100  
Falls Church, VA 22046

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

LC Massage Spa  
Laito Cheung  
2010 Gallows Tree Ln  
Vienna, VA 22182

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

A handwritten signature in cursive script, reading "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

Tenant  
114 Courthouse Rd SW  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Vienna Shopping Center LP (owner)  
C/O Rappaport MGT CO  
8405 Greensboro Dr. Suite 830  
McLean, VA 22102

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Tenant  
180 Maple Ave West  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Tenant  
214 Maple Avenue West  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

T-Mobile  
Nedra Allen  
40700 Woodward Ave.  
Bloomfield Hills, MI 48304

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

PB Vienna, LLC DBA Pure Barre  
Michael Dunleavy  
10523 A Braddock Rd  
Fairfax, VA 22032

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

StemTree Education Center  
Abdelghani Bellaachi  
333 Maple Ave E #1000  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk



September 3, 2021

KSY Enterprises, Inc. dba Subway  
Min Y. Lee  
19202 Coton Hall St  
Lansdown, VA 20176

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Lotus Garden Vienna, Inc.  
224 Maple Avenue West  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Vladimir Cerga & Diamanta Rusu  
125 Courthouse Rd SW  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

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Very truly yours,



Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

Town of Vienna  
124 Courthouse Rd SW  
Vienna, VA 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

Town Council will also consider a request for site plan modifications of requirements related to 117-121 Courthouse Road SW rezoning request for lot coverage, front yard setback, rear yard setback, and minimum lot area requirements.

Copies of all pertaining documentation are available in the office of the Town Clerk and may be viewed Monday through Friday, 8:00 a.m. to 4:30 p.m. or online at [www.viennava.gov](http://www.viennava.gov).

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

Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk

September 3, 2021

William Thomas LaForest TR  
Elena Panariti LaForest TR  
132 Courthouse Rd SW  
Vienna, Va 22180

Re: Rezoning of 117-121 Courthouse Road SW. and site plan modifications of requirements.

Dear Property Owner:

As an adjacent or abutting property owner to the above captioned property, please be advised that on Monday September 13, 2021, at 8:00 p.m., the Town Council will hold a public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density.

Town Council will also consider a request for site plan modifications of requirements related to 117-121 Courthouse Road SW rezoning request for lot coverage, front yard setback, rear yard setback, and minimum lot area requirements.

Copies of all pertaining documentation are available in the office of the Town Clerk and may be viewed Monday through Friday, 8:00 a.m. to 4:30 p.m. or online at [www.viennava.gov](http://www.viennava.gov).

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

Very truly yours,

A handwritten signature in cursive script that reads "Melanie J. Clark".

Melanie J. Clark, MMC  
Town Clerk









August 13, 2021

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 and meeting review in the Vienna Town Council Chambers on, **Wednesday, August 25, 2021 at 7:30 pm** to consider following:

1. Public hearing for recommendation by the Planning Commission to Vienna Town Council for a **rezoning** of three parcels (Parcel #s 0384 02 0032A, 0384 02 0057A, and 0384 02 0057B) located at 117-121 Courthouse Road SW. Requested rezoning from RS-10 Single Family Detached Residential to RM-2 Multifamily, Low Density. Proposed use is two-family residential. Application filed by Dennis Rice of JDA Custom Homes, Inc., owner.
2. Recommendation by the Planning Commission to Vienna Town Council on **site plan modification of requirements** related to lot coverage, lot area, and setbacks for a 12-unit duplex village housing development, located at 117-121 Courthouse Road SW.

The Planning Commission will review and provide recommendations to Vienna Town Council on the above listed items. Scheduled hearing dates are as follows:

- **Wednesday, August 25, 2021 at 7:30 pm, Vienna Town Hall – Planning Commission**
- **Monday, September 13, 2021 at 8 pm, Vienna Town Hall – Town Council**

At the same meeting the Planning Commission will consider the following:

1. Recommendation to the Board of Zoning Appeals for a **conditional use permit** for a child day center on property located at 100 Ayr Hill Avenue NE, in the RS-10 Single-family Detached Residential and CM Limited Industrial zones. Application filed by John Recny of Helbing Lipp Recny Architects on behalf of the operators, Ahmad and Anastasia Abraham of The Classroom LLC and the owner, Rev. Brenda Burns of Vienna Assembly of God.
2. Recommendation to the Board of Zoning Appeals for a **conditional use permit** for a drive-through facility for Chase Bank on property located at 315 Maple Avenue East, in the C-2 General Commercial zone. Application filed by Michelle Rosati of Holland and Knight on behalf of Chase Bank.

The Planning Commission will review the above listed items and provide recommendation to the Board of Zoning Appeals. Scheduled hearing dates are as follows:

- Wednesday, August 25, 2021 at 7:30 pm, Vienna Town Hall – Planning Commission
- Wednesday, September 14, 2021 at 7:30 pm, Vienna Town Hall – Board of Zoning Appeals

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: [DPZ@Viennava.gov](mailto:DPZ@Viennava.gov).

Sincerely,



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