

CLASSIFIEDS

Legal Notice

NOTICE OF PUBLIC HEARING PLANNING COMMISSION CITY OF FALLS CHURCH, VIRGINIA

The following was given first reading at the May 28, 2024 City Council meeting. A public hearing and possible recommendation for City Council action is scheduled for Wednesday, October 16, 2024 at 7:30 p.m., or as soon thereafter as the matter may be heard.

(TO24-11) ORDINANCE TO AMEND THE ZONING CODE OF THE CITY OF FALLS CHURCH CHAPTER 48 "ZONING," ARTICLE V "SUPPLEMENTARY REGULATIONS," DIVISION 2 "OFF-STREET PARKING REQUIREMENTS" TO EXCLUDE THE FIRST 1,000 SQUARE- FEET FOR NEW COMMERCIAL USE OFF-STREET PARKING REQUIREMENT CALCULATIONS

The proposed amendments to the Zoning Code would have the effect of excluding up to 1,000 square feet of commercial floor area from the City's minimum parking requirement calculations.

The purpose of the proposed commercial parking relief is to expand the number of commercial uses that are eligible to occupy existing commercial buildings, so that existing commercial buildings may be more easily re-purposed over time.

All public hearings will be held in the Council Chambers, 300 Park Avenue, Falls Church, Virginia. All persons desiring to present their views on the items will be heard. Comments may also be sent to jtrainor@fallschurchva.gov. Remote participation information at www.fallschurchva.gov/pc. For copies of legislation and other information, contact Jack Trainor jtrainor@fallschurchva.gov. The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 571-421-7943 or e-mail jtrainor@fallschurchva.gov.

PUBLIC NOTICE

The Board of Zoning Appeals (BZA) of the City of Falls Church, Virginia will hold a public hearing on October 10, 2024 at 7:30 PM in the Council Chambers, located at 300 Park Avenue, for consideration of the following items: -Variance application V1646-24 by Melissa Stevens, applicant and owner, for a variance to Section 48-263(5) to allow lot coverage of 27.6% instead of the 25% maximum allowed for a screened porch at 311C Grove Avenue, RPC# 51-216-082 of the Falls Church Real Property Records, zoned R-1B, Medium Density Residential District.

-Variance application V1653-24 by Kimberly Sanchez, applicant, on behalf of Betty and Stephan Finley, owners, for a variance to Section 48-238(3)(a) to allow a rear yard setback of 28.4 feet instead of the 40 feet minimum to construct a screened in porch at premises known as 617 Laura Drive, RPC #52-604-011 of the Falls Church Real Property Records, zoned R-1A, Low Density Residential. -Variance application V1654-24 by WF Apartments CL1 Lessee LLC, applicant and owner, for the following variances:

i. Section 48-1265(7) to allow 6 temporary banner signs totaling 1,351.7 square feet to exceed the area and quantity above the maximum permitted in the zoning district (one 20 square feet temporary sign);

ii. Section 48-1265(7) to allow the abovementioned signs to remain for one year instead of the maximum time of 60 days; at the premises at 175 Haycock Road, RPC #51-221-018 of the Falls Church Real Property Records, zoned B-2, Central Business and Mixed-Use.

-Variance application V1655-24 by Harjote Randhawa, applicant and owner, for a variance to Section 48-263(3)(a) to allow a front yard setback of 15.8 feet instead of the 25 feet minimum to construct a second-story addition at premises known as 1200 Lincoln Ave, RPC #52-214-026 of the Falls Church Real Property Records, zoned R-1B, Medium Density Residential.

Public comment and questions may be submitted to zoning@fallschurchva.gov until 4:30 pm on October 10, 2024. Agenda and application materials will be available the week prior to the scheduled hearing at: <http://www.fallschurchva.gov/BZA>

Information on the above application is also available for review upon request to staff at zoning@fallschurchva.gov.

NOTICE OF RIVIAN AUTOMOTIVE, LLC HEARING ON OPERATION OF DEALERSHIP BY MANUFACTURER

The Department of Motor Vehicles (DMV), under the Code of Virginia 46.2-1572(4) and 46.2-1573, is conducting a formal evidentiary hearing at the request of Rivian Automotive, LLC (Rivian), a Commonwealth-licensed manufacturer of electric vehicles. Rivian seeks an eligibility determination to be both a manufacturer and a dealer of motor vehicles in Arlington County, Virginia, or in the city of Falls Church, Virginia. According to Va. Code 46.2-1572(4), Rivian must establish that there is no dealer independent of the manufacturer available in the above-mentioned community or trade area to own and operate the franchise in a manner consistent with the public interest. The formal evidentiary hearing will take place on October 17, 2024, at 9 a.m. EDT at DMV Headquarters located at 2300 W. Broad Street, Richmond, Virginia 23269. Any party interested in this matter is invited to attend the hearing and provide relevant information. Please send an email to DMV at diane.adams-strickland@dmv.virginia.gov requesting the information to attend. If you have documentation you would like the hearing officer and Rivian to review, please submit it to DMV at diane.adams-strickland@dmv.virginia.gov by 5 p.m. EDT on October 10, 2024.

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