



**Department of Planning and Zoning**  
**Town of Vienna, Virginia**  
 127 Center Street South  
 Vienna, VA 22180  
 Phone: (703) 255-6341  
 Email: DPZ@viennava.gov

## Project Overview

#1509623

**Project Title:** 107 Maple Ave W\_Dar Mariam\_BAR SIGN  
**Application Type:** Board of Architectural Review: Signs  
**Workflow:** 1. Initial Review

**Jurisdiction:** Town of Vienna  
**State:** VA  
**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Mariam Al-timeemy

5601 Seminary Rd  
 Falls Church, VA 22041  
 P:703-987-9294

[mariamaltimeemy@mail.com](mailto:mariamaltimeemy@mail.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:** Contractor

### Contact Information: Contractor

James Sung

4511 Daly Dr, H  
 Chantilly, VA 20151  
 P:703-295-2531

[info@samsungsigninc.com](mailto:info@samsungsigninc.com)

### Contact Information: Owner

Matt Lux

Maple Center Investors LLC  
 1945 OLD GALLOWS RD, 300  
 VIENNA, VA 22182

P:513-675-5933

[matt.lux@tscg.com](mailto:matt.lux@tscg.com)

## Project Address

**Project Address:** 107 MAPLE AVE W

**Parcel (PIN): Address/Parcel**

- 107 MAPLE AVE W: 0384 02 0123

**Current Zoning: Address/Parcel**

- 107 MAPLE AVE W: C-2

**Suite:**

**Town Limits: Address/Parcel**

- 107 MAPLE AVE W: IN TOWN OF VIENNA

## Project Description

**Project Description:**

2 sets of channel letters raceway mounted sign

**Fairfax County Building Permit Number(s):** ZSIGN-2024-

00610

## Project Information

**Business/Development Name:** DAR MARIAM

**Total Allowable Building Sign Area:** 73.5

**Width of Building Frontage/Leased Area:** 49

**Are any Fairfax County Building Permit application**

Fairfax County Building Permit Number(s): ZSIGN-2024-00610

BAR Meeting Date: 11/21/2024

numbers associated with this application?: Yes

BAR Agenda Item:

Project File Number: N/A

**Project Information**

Total Number of Signs Proposed: 2

**Sign Type A** (please provide all applicable details below)

**Proposed Sign Type:** Front Facade

**Description of Sign:**

Front-lit channel letters raceway-mounted

**Sign Area Width:** 20

**Sign Depth:** 5

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** LED

**Kelvins:** 3000

**Scope of Work:** New

**Sign Area Height:** 1.67

**Total Sign Face Area:** 33.3

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 150

**Alternative Measurement:**

**Sign Type B** (please provide all applicable details below)

**Proposed Sign Type:** Rear or Side Facade

**Description of Sign:**

Front-lit channel letters raceway-mounted (Arabics are non-lit foam letters)

**Sign Area Width:** 14

**Sign Depth:** 5

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** LED

**Kelvins:** 3000

**Scope of Work:** New

**Sign Area Height:** 1.25

**Total Sign Face Area:** 17.71

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 150

**Alternative Measurement:**

**Sign Type C** (please provide all applicable details below)

**Proposed Sign Type:**

**Description of Sign:**

**Sign Area Width:**

**Sign Depth:**

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:**

**Scope of Work:**

**Sign Area Height:**

**Total Sign Face Area:**

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:**

**Alternative Measurement:**

**Sign Type D** (please provide all applicable details below)

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**Proposed Sign Type:**

**Description of Sign:**

**Sign Area Width:**

**Sign Depth:**

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:**

**Scope of Work:**

**Sign Area Height:**

**Total Sign Face Area:**

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:**

**Alternative Measurement:**



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Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

## APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

I am the property owner

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

2 sets of illuminated channel letters with raceway

at the following address: 107 Maple Ave W Vienna, Virginia 22180

Applicant Name (fill out if owner is not applicant): Mariam Al-timeemy

Signature of Applicant: [Signature] Date: 10/16/24

Property Owner's Name: Katherine Moran P. Pinno

Signature of Property Owner: [Signature] Date: 10/16/24

\* Katherine Moran P. is a representative of Maple Center Investors LLC



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Property Owner's Name: Katherine Moran Pinno

Signature of Property Owner: [Signature] Date: 10/16/24



**VIA EMAIL** [mariamaltimeemy@mail.com](mailto:mariamaltimeemy@mail.com)

**Date:** October 14, 2024

**Dar Al Mchbos, LLC - Mariam's Catering**  
107 Maple Avenue West, Vienna, VA 22180

RE: Dar Al Mchbos, LLC - Mariam's Catering  
107 Maple Avenue West, Vienna, VA 22180  
Exterior Signage Plan for Dar Al Mchbos, LLC - Mariam's Catering

Dear Tenant,

We are in receipt of your exterior signage plans regarding the Dar Al Mchbos, LLC - Mariam's Catering lease located at the Maple Center, 107 Maple Avenue West, Vienna, VA 22180. After careful consideration and review, your signage plans have been approved by the Landlord.

Please be advised that all permits, licenses, and county approvals are the responsibility of the tenant. Please forward a copy of your permit and county approval to the Landlord so they may include it in your tenant file.

The Landlord does hereby authorize Dar Al Mchbos, LLC - Mariam's Catering or their selected signage company to apply for any and all permits and approvals as necessary.

If you should have any questions, please don't hesitate to contact me at [matt.lux@tscg.com](mailto:matt.lux@tscg.com) or call at 513-675-5933.

Sincerely,  
TSCG, LLC As Agent for Maple Center Investors, LLC

*Matt Lux*

Matt Lux  
Sr. Property Manager

CC:

Enclosure: Building Sign Rendering  
Tenant's file/Correspondence