



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

#1884723

Project Title: 155 MAPLE AVE W_BING BINDS
 DUMPLING_BAR SIGN

Jurisdiction: Town of Vienna

Application Type: Board of Architectural Review: Signs

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

JAMES BYARS
 SIGNS BY JAMES,LLC
 502 INTERSTATE BUSINESS PARK
 FREDERICKSBURG, VA 22405

Contact Information: Owner

THOMAS WAREHAM
 SPI PROPERTIES LLC
 17243 DAHGREN RD
 KING GEORGE, VA 22485

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

Project Address

Project Address: 155 MAPLE AVE W

Suite: B

Parcel (PIN): Address/Parcel

- 155 MAPLE AVE W: 0384 02 0090

Town Limits: Address/Parcel

- 155 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 155 MAPLE AVE W: C-2

Project Description

Project Description:

EXISTING WALL SIGN REMOVING THE NAME PANDA , ADDING NEW NAME BING BING'S
 LOGO AND DUMPLING TO REMAIN

Project Information

Business/Development Name: BING BING'S DUMPLING

Width of Building Frontage/Leased Area: 32

Total Allowable Building Sign Area: 36

BAR Agenda Item:

BAR Meeting Date:

Project File Number: 150046

Project Information

Total Number of Signs Proposed: 1

Sign Type A (please provide all applicable details below)



Proposed Sign Type: Front Facade

Scope of Work: New

Description of Sign:

Sign Area Height: 3

CHANNEL LETTERS ON A RACEWAY/ WHITE FACES / LOGO
PANDA

Sign Area Width: 12

Total Sign Face Area: 36

Sign Depth: 8

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type: LED

Lumens: 150

Kelvins: 3000

Alternative Measurement:

Sign Type B (please provide all applicable details below)



Proposed Sign Type:

Scope of Work:

Description of Sign:

Sign Area Height:

Sign Area Width:

Total Sign Face Area:

Sign Depth:

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type:

Lumens:

Kelvins:

Alternative Measurement:

Sign Type C (please provide all applicable details below)



Proposed Sign Type:

Scope of Work:

Description of Sign:

Sign Area Height:

Sign Area Width:

Total Sign Face Area:

Sign Depth:

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type:

Lumens:

Kelvins:

Alternative Measurement:

Sign Type D (please provide all applicable details below)



Proposed Sign Type:

Scope of Work:

Description of Sign:

Sign Area Height:

Sign Area Width:

Total Sign Face Area:

Sign Depth:

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:
Illumination Type:

Total Structure Height:
Lumens:

Kelvins:

Alternative Measurement:



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Vienna, Virginia 22180
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: *NAME Change WALL Sign
Channel Letters on Raceway
LED ILLUMINATED*

at the following address: *155 Maple Ave. Suite B*

Applicant Name (fill out if owner is not applicant): *JAMES BYARS*

Signature of Applicant: *James Byars* Date: *9/29/2025*

Property Owner's Name: *Thomas Wareham / SPI Properties LLC*

Signature of Property Owner: *Thomas Wareham* Date: *09/30/2025*