



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

#1663888

Project Title: 340 Maple Ave W_Shilla Bakery_BAR SIGNS

Jurisdiction: Town of Vienna

Application Type: Board of Architectural Review: Signs

State: VA

Workflow: 2. BAR Meeting

County: Fairfax

Project Contacts

Contact Information: Applicant

Justin Yoon
 Canaan Enterprise Inc
 10101-D Bacon Dr.
 Beltsville, MD 20705
 P:3019311548
stareonsigns@hotmail.com

Contact Information: Owner

Tagvor Nishanian
 Jades Enterprises
 1880 Howard Ave #204
 Vienna, VA 22182
 P:703-909-7633
tagvor@jertag.com

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

Project Address

Project Address: 340 MAPLE AVE W

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 340 MAPLE AVE W: 0384 02 0022

- 340 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 340 MAPLE AVE W: C-1/T

Project Description

Project Description:

Wall mounted sign install, "Shilla" & "Bakery & Cafe" for 340 & 342 Maple Ave W

Fairfax County Building Permit Number(s):

Project Information

Business/Development Name: Shilla Bakery

Width of Building Frontage/Leased Area: 40

Total Allowable Building Sign Area: 31

Are any Fairfax County Building Permit application numbers associated with this application?: No

Fairfax County Building Permit Number(s):

BAR Agenda Item:

BAR Meeting Date:

Project File Number: 0

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:

Shilla

Sign Area Width: 8.4

Sign Depth: 10

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: LED

Kelvins: 3000

Scope of Work: New

Sign Area Height: 2

Total Sign Face Area: 17

Window Height:

Total Window Area:

Awning Width:

Total Structure Height:

Lumens: 110

Alternative Measurement:

Sign Type B (please provide all applicable details below)

Proposed Sign Type: Front Facade

Description of Sign:

Bakery & Cafe

Sign Area Width: 12

Sign Depth: 10

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: LED

Kelvins: 3000

Scope of Work: New

Sign Area Height: 1.17

Total Sign Face Area: 14

Window Height:

Total Window Area:

Awning Width:

Total Structure Height:

Lumens: 110

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)

Proposed Sign Type:

Description of Sign:

Sign Area Width:

Sign Depth:

Window Width:

Scope of Work:

Sign Area Height:

Total Sign Face Area:

Window Height:

Total Window Area:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type:

Kelvins:

Awning Width:

Total Structure Height:

Lumens:

Alternative Measurement:



Department of Planning and Zoning

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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:

New Tenant Signage

at the following address: 340-342 Maple Avenue West, Vienna, VA 22180

Applicant Name (fill out if owner is not applicant): SB Vienna, Inc. d/b/a Shilla Bakery / Justin Yoon

Signature of Applicant:  Date: 3/19/25

Property Owner's Name: JADES Enterprises by Tagvor G. Nishanian, President of its Managing General Partner

Signature of Property Owner:  Date: 3/19/2025