



**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

#1701062

**Project Title:** 354 Maple Ave W Vienna**Jurisdiction:** Town of Vienna**Application Type:** Board of Architectural Review: Exterior Modifications**State:** VA**Workflow:** 1. Initial Review**County:** Fairfax

## Project Contacts

**Contact Information: Applicant**

Anahita Khorsandi  
 Manita Music Center  
 20878 Chippoaks Forest Cir  
 Sterling, VA 20165  
 P:7035774324  
[anahita\\_bk19@yahoo.com](mailto:anahita_bk19@yahoo.com)

**Contact Information: Owner**

Joe Berry  
 PBK Properties LLC  
 354 Maple Ave W  
 Vienna, VA 22180  
 P:7033389057  
[joeberry3@comcast.net](mailto:joeberry3@comcast.net)

**Indicate which of the following additional project contacts are to be included on project correspondences.:** None of the Above

## Project Address

**Project Address:** 354 MAPLE AVE W**Suite:****Parcel (PIN): Address/Parcel**

- 354 MAPLE AVE W: 0383 02 0149

**Town Limits: Address/Parcel**

- 354 MAPLE AVE W: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 354 MAPLE AVE W: C-1

## Project Description

**Project Description:**

To Whom It May Concern,

**Exterior Color Change**

We are proposing a simple repainting of the exterior of the existing commercial building. There will be no structural or architectural alterations made.

- The walls will be painted white, and
- The facade will be painted black.

The purpose of this color change is to refresh the appearance of the property while maintaining a clean, professional, and minimalistic aesthetic that aligns with the surrounding community and business environment.

**Business Sign Proposal**

We also request approval to install a business sign on the front facade of the building.

The proposed sign meets all applicable zoning standards and will have the following specifications:

- Lighting: 12V LED, powered by a 1.2 amp transformer
- Material: Simple plastic (front-lit)
- Color: Matte Gold

**Standing sign**

- 3/16 white plastic acrylic panel and Black vinyl
- Material: Plastic
- **Fairfax County Building Permit Number(s):**

**Exterior Modifications Information**

**Nature of Proposed Work:** Minor Facade Modification, Master Sign Package

**Describe proposed improvements (including dimensions as necessary):**

We are proposing the installation of a new building sign on the upper facade of our storefront. The sign reads Manita Music Center and will measure approximately 15 feet wide by 42 inches tall (52 square feet in total). The sign will be installed flush against the building, centered above the front entrance, within the designated signage band area. Additionally, we are planning a minor exterior modification consisting of repainting the facade and exterior walls.

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

**Fairfax County Building Permit Number(s):**

**Business/Development Name:** Manita Music Center

**BAR Agenda Item:**

**BAR Meeting Date:**

**Project File Number:**

**Exterior Modifications Information**

**Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):**

We are proposing the installation of a new building sign on the upper facade of our storefront. The sign will read **Manita Music Center** and will measure approximately **15 feet in width by 42 inches in height**, totaling **52 square feet**. The color is Matte gold and material is plastic same as the one that we have dropped off at town of Vienna. Additionally, the **freestanding sign** will feature a **simple black and white color scheme**, 3/16 white plastic with black vinyl.

In addition to the new sign, we are planning a minor aesthetic update by repainting the exterior. The **facade** will be painted **black** using **Dynasty Marquee Black (G9-7)** by **Behr**. The **exterior walls** will be painted **white**, using **Dynasty White 52U**, also by Behr. The **window and door trim** will be painted to match the facade in **Dynasty Marquee Black (G9-7)**.

**No structural changes or construction will be made** as part of this proposal. This is strictly a cosmetic update and signage installation within the existing architectural parameters of the building.

**Lighting & Awning Information**

**Will your project include lighting?:** Yes

**Please describe the lighting elements to be used (including kelvins, lumens):**

The facade signage will be illuminated using a **12V LED lighting system** powered by a **1.2-amp transformer**, ensuring energy-efficient and reliable illumination.



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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:

at the following address: 354 Maple Ave. W

Applicant Name (fill out if owner is not applicant): Anahita Khosrudi Kasha

Signature of Applicant: [Signature] Date: 4-18-25

Property Owner's Name: PRK Properties LLC

Signature of Property Owner: [Signature] Date: 4-18-25