



**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

#1942449

**Project Title:** DUNKIN BR \_411 MAPLE AVE E BAR All EXTERIOR MODS

**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

RICK FLATHER  
 Developing Solutions  
 12587 Fair Lakes Circle, Suite 238  
 Fairfax, VA 22033

### Contact Information: Owner

DOUG SATZMAN  
 SATZMAN FAMILY LIMITED PARTNERSHIP  
 411 MAPLE AVE E  
 VIENNA, VA 22180

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

## Project Address

**Project Address:** 411 MAPLE AVE E

**Suite:**

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

- 411 MAPLE AVE E: 0382 10 0001A

**Town Limits: Address/Parcel**

- 411 MAPLE AVE E: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 411 MAPLE AVE E: C-1

## Project Description

### Project Description:

EXISTING BRICKS AND COPING TO BE PAINTED; NEW METAL FASCIA BAND, EIFS AND EIFS BAND ON EAST, NORTHWEST (FRONT) AND WEST ELEVATIONS; REPLACE ALL EXTERIOR LIGHTING WITH NEW LIGHT FIXTURES ON ALL ELEVATIONS (LUMENS NOT TO EXCEED 150, KELVINS NOT TO EXCEED 3500 ON ALL EXTERIOR LIGHTING); NEW EIFS TOWER WITH METAL COPING ADDED TO NORTHWEST (FRONT) ELEVATION FOR NEW ILLUMINATED SIGN; REPLACE EXISTING STOREFRONT DOOR; ALL NEW DOOR HARDWARE ON ALL DOORS; RELOCATE REAR EXTERIOR DOOR FROM REAR LEFT TO REAR RIGHT LOCATION (NEW WALL INFILL AT PREVIOUS OPENING TO MATCH EXISTING); NEW BOLLARD COVERS OVER EXISTING BOLLARDS AT REAR; REPLACE EXISTING DRIVE THRU WINDOW WITH NEW; DOORS AND WINDOWS FRAMING IN DARK BRONZE TO MATCH THROUGHOUT.

## Exterior Modifications Information

**Nature of Proposed Work:** Minor Facade Modification

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

EXISTING BRICKS AND COPING TO BE PAINTED; NEW METAL FASCIA BAND, EIFS AND EIFS BAND ON EAST, NORTHWEST (FRONT) AND WEST ELEVATIONS; REPLACE ALL EXTERIOR LIGHTING WITH NEW LIGHT FIXTURES ON ALL ELEVATIONS (LUMENS NOT TO EXCEED 150, KELVINS NOT TO EXCEED 3500 ON ALL EXTERIOR LIGHTING); NEW EIFS TOWER WITH METAL COPING ADDED TO NORTHWEST (FRONT) ELEVATION FOR NEW ILLUMINATED SIGN; REPLACE EXISTING STOREFRONT DOOR; ALL NEW DOOR HARDWARE ON ALL DOORS; RELOCATE REAR EXTERIOR DOOR FROM REAR LEFT TO REAR RIGHT LOCATION (NEW WALL INFILL AT PREVIOUS OPENING TO MATCH EXISTING); NEW BOLLARD COVERS OVER EXISTING BOLLARDS AT REAR; REPLACE EXISTING DRIVE THRU WINDOW WITH NEW; DOORS AND WINDOWS FRAMING IN DARK BRONZE TO MATCH THROUGHOUT.

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

**Business/Development Name:** DUNKIN'

**BAR Meeting Date:**

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

**BAR Agenda Item:**

**Project File Number:** 0

#### Exterior Modifications Information

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

EXTERIOR LIGHTING AND FINISH MATERIAL SCHEDULES PROVIDED ON COLOR RENDERING DRAWING.

#### Lighting & Awning Information

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

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

150 MAXIMUM LUMENS AND 3500 MAXIMUM KELVINS ON ALL EXTERIOR LIGHTING.



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## Project Overview

#1942446

**Project Title:** 411 MAPLE AVE VDH MENU BOARD  
**Application Type:** Board of Architectural Review: Signs  
**Workflow:** 1. Initial Review

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

## Project Contacts

### Contact Information: Applicant

RICK FLATHER  
Developing Solutions  
12587 Fair Lakes Circle, Suite 238  
Fairfax, VA 22033  
P:703-843-5996  
[rflather@ds2i.net](mailto:rflather@ds2i.net)

### Contact Information: Owner

DOUG SATZMAN  
SATZMAN FAMILY LIMITED PARTNERSHIP  
411 MAPLE AVE E  
VIENNA, VA 22180  
P:7038435996  
[DOUG@BUSINESS-TIME.ORG](mailto:DOUG@BUSINESS-TIME.ORG)

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

## Project Address

**Project Address:** 411 MAPLE AVE E  
**Parcel (PIN): Address/Parcel**  
• 411 MAPLE AVE E: 0382 10 0001A  
**Current Zoning: Address/Parcel**  
• 411 MAPLE AVE E: C-1

**Suite:**  
**Town Limits: Address/Parcel**  
• 411 MAPLE AVE E: IN TOWN OF VIENNA

## Project Description

**Project Description:**  
NEW NON-ILLUMINATED VEHICLE HEIGHT DETECTOR WITH LOGO AT DRIVE THRU LANE; NEW ILLUMINATED MENU BOARD AT DRIVE THRU LANE.

## Project Information

**Business/Development Name:** DUNKIN'  
**Total Allowable Building Sign Area:** 250  
**BAR Meeting Date:**

**Width of Building Frontage/Leased Area:** 125  
**BAR Agenda Item:**  
**Project File Number:** 0

## Project Information

**Total Number of Signs Proposed:** 2

**Sign Type A** (please provide all applicable details below)**Proposed Sign Type:** HEIGHT DETECTOR WITH LOGO**Scope of Work:** New**Description of Sign:****Sign Area Height:** .75

HEIGHT , DETECTOR WITH 'DRIVE THRU' LETTERING AT TOP, 10' CLEARANCE BAR, CAR LOGO ON SIDE OF HEIGHT DETECTOR BAR.

**Sign Area Width:** 4.5**Total Sign Face Area:** 6**Sign Depth:****Window Height:****Window Width:****Total Window Area:****Awning Depth:****Awning Width:****Height from Bottom to Sidewalk:****Total Structure Height:****Illumination Type:** None**Lumens:****Kelvins:****Alternative Measurement:****Sign Type B** (please provide all applicable details below)**Proposed Sign Type:** DRIVE THRU MENU BOARD**Scope of Work:** New**Description of Sign:****Sign Area Height:** 4

ALL IN ONE CANOPY WITH MENU BOARD AND SPEAKER

**Sign Area Width:** 5**Total Sign Face Area:** 20.28**Sign Depth:****Window Height:****Window Width:****Total Window Area:****Awning Depth:****Awning Width:****Height from Bottom to Sidewalk:****Total Structure Height:****Illumination Type:** LED**Lumens:** 135**Kelvins:** 3500**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:**

**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:**

**Awning Width:**

**Total Structure Height:**

**Lumens:**

**Alternative Measurement:**



**Department of Planning and Zoning**

Town of Vienna, Virginia

127 Center Street S

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:

EXTERIOR and DRIVE-THRU ELEMENTS

at the following address: 411 Maple Ave E, Vienna, Fairfax County, Virginia

Applicant Name (fill out if owner is not applicant): VIGARIO MANAGEMENT CORP

Signature of Applicant: RICK FLATHER Date: 11/14/2025

Property Owner's Name: SATZMAN FAMILY LIMITED PARTNERSHIP, a Florida limited partnership

Signature of Property Owner: [Signature] Date: 11-13-25