



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

#877822

**Project Title:** Contes Bike Shop

**Jurisdiction:** Town of Vienna

**Application Type:** Board of Architectural Review: Signs

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Bob Biroonak  
Art Display Company  
401 Hampton Park Blvd  
Capitol Heights, DC 20743  
P:2407789809  
[bob@artdisplayco.com](mailto:bob@artdisplayco.com)

### Contact Information: Owner

Bob Biroonak  
Art Display Company  
401 Hampton Park Blvd  
Capitol Heights, DC 20743  
P:2407789809  
[bob@artdisplayco.com](mailto:bob@artdisplayco.com)

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

### Contact Information: Contractor

Bob Biroonak  
Art Display Company  
401 Hampton Park Blvd  
Capitol Heights, DC 20743  
P:2407789809  
[bob@artdisplayco.com](mailto:bob@artdisplayco.com)

## Project Address

**Project Address:** 204 MILL ST NE

**Suite:** 204-A

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

- 204 MILL ST NE: 0382 02 0102

**Town Limits: Address/Parcel**

- 204 MILL ST NE: IN TOWN OF VIENNA

**Resource Management Area: Resource Management Area**

- 204 MILL ST NE: LOCATED OUTSIDE RMA

**Future Land Use Plan: Address/Parcel**

- 204 MILL ST NE: INDUSTRIAL

**Resource Protection Area : Resource Protection Area**

- 204 MILL ST NE: LOCATED OUTSIDE RPA

**Current Zoning: Address/Parcel**

- 204 MILL ST NE: CM

**Windover Heights Historic District: Address/Parcel**

- 204 MILL ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

**Project Description:**

2 building mounted signs

### Project Information

**Business/Development Name:** Conte's Bike Shop

**Total Allowable Building Sign Area:** 99

**Fairfax County Building Permit Number(s):** 222850084

**BAR Meeting Date:**

**Width of Building Frontage/Leased Area:** 66

**Are any Fairfax County Building Permit application numbers associated with this application?:** Yes

**BAR Agenda Item:**

### Project Information

**Total Number of Signs Proposed:** 3

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

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

**Scope of Work:** New

**Description of Sign:**

**Sign Area Height:** 1

1 building-mounted illuminated on East elevation of the building

**Sign Area Width:** 8

**Total Sign Face Area:** 1.91

**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:** 66

**Kelvins:** 20

**Alternative Measurement:**

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

**Proposed Sign Type:** Front Facade

**Scope of Work:** Reface

**Description of Sign:**

**Sign Area Height:** 1

1 building-mounted non-illuminated on the front elevation of the building

**Sign Area Width:** 12

**Total Sign Face Area:** 14

**Sign Depth:** .50

**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 C (please provide all applicable details below)

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

**Scope of Work:** New

**Description of Sign:**

**Sign Area Height:**

1 building-mounted Non-illuminated

**Sign Area Width:**

**Total Sign Face Area:**

**Sign Depth:**

**Window Height:**

**Window Width:**  
**Awning Depth:**  
**Height from Bottom to Sidewalk:**  
**Illumination Type:** None  
**Kelvins:**

**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:**  
**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:**



## 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:

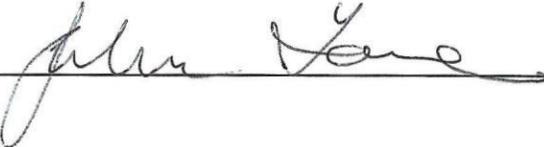
Installation (2) Proposed building mounted signs per shop drawings

at the following address: 204 Mill Street Suite 204A

Applicant Name (fill out if owner is not applicant): Bob Biroonak

Signature of Applicant:  Date: 10/14/2022

Property Owner's Name: John Lane

Signature of Property Owner:  Date: 27 Jan 2023

**WTG PROPERTIES, INC.**

204 Mill Street, NE

Suite G

Vienna, VA 22180

October 1, 2022

**RE: Conte Bicycle Group, LLC d/b/a Conte's Bike Shop®**

**Location:** Conte's Bike Shop®  
204 Mill St, NE, Suite 204-A and 204-C  
Vienna, VA 22180

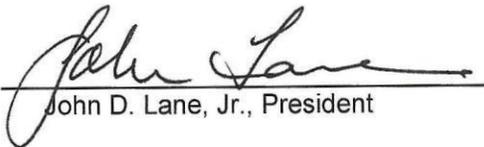
**Re: Exterior Signs**

To Whom It May Concern:

This letter is to give permission and authorization to apply and pull permits for Tenant Conte's Bike Shop's exterior signs at the above referenced location. Art Display Co., and Bob Biroonak, have authorization to pull all such permits necessary and related to this Tenant's exterior signage project. Permits will be based on Art Display Co. drawings, detailing the attachment details and installation method.

Thank you.

**WTG PROPERTIES, INC.**

By:   
John D. Lane, Jr., President

Cc: Conte's Bike Shop (via email)  
Attn: Wayne Souza, CEO & Co-manager ([w.souza@contebikes.com](mailto:w.souza@contebikes.com))