



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

#1880827

Project Title: 515 Maple Ave E

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

MIKE VAN ATA
 Sekas Homes
 407-L Church Street, N.E.
 Vienna, VA 22180
 P:703-242-2300
mike@sekashomes.com

Contact Information: Owner

Severino Rodrigues
 1897 Del Prado Blvd
 6180 NW 63RD WAY
 POMPANO BEACH, FL 33067
 P:954-647-3846
sev@grehlhc.com

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

Project Address

Project Address: 515 MAPLE AVE E

Suite:

Parcel (PIN): Address/Parcel

- 515 MAPLE AVE E: 0382 09 0103

Town Limits: Address/Parcel

- 515 MAPLE AVE E: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 515 MAPLE AVE E: C-1

Project Description

Project Description:

Proposed mixed use residential condominium building at 515 Maple Ave E

Exterior Modifications Information

Nature of Proposed Work: New Development/New Construction

Describe proposed improvements (including dimensions as necessary):

Demolish existing building at replace with new residential condominium building with 36 condo units on two levels and ground floor commercial space wrapping a parking podium. Please see submitted plans for more information.

Are any Fairfax County Building Permit application

Fairfax County Building Permit Number(s):

numbers associated with this application?: No

Business/Development Name: 515 Maple Ave E

BAR Agenda Item:

515 Maple Ave E - Sekas Homes - Exterior Modifications -
Formal BAR Meeting

BAR Meeting Date: 10/16/2025

Project File Number:

Exterior Modifications Information

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

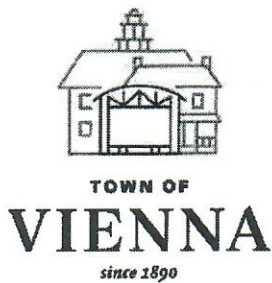
Please see attached exhibits which include materials list

Lighting & Awning Information

Will your project include lighting?: Yes

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

Please see attached lighting sheets



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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:

Proposed site plan to provide for the construction of a 3-story mixed-use building with commercial/retail space, parking garage, and multi-family units.

at the following address: 515 Maple Avenue E, Vienna, VA 22180

Applicant Name (fill out if owner is not applicant): Sekas Homes, LTD.

Signature of Applicant: [Signature]

Date: 7/10/25

Property Owner's Name: 1897 Del Prado Blvd, LLC

Signature of Property Owner: [Signature]

Date: 7/11/25