



**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

#1931149

**Project Title:** 404 Pine St SE\_BAR EXT MOD

**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

Rafael Arcinue  
 Classic Cottages  
 433 E Monroe Ave  
 Alexandria, VA 22301  
 P:5713663301  
[arlpermits@ccottages.com](mailto:arlpermits@ccottages.com)

### Contact Information: Owner

Rafael Arcinue  
 Classic Cottages  
 433 E Monroe Ave  
 Alexandria, VA 22301  
 P:5713663301  
[arlpermits@ccottages.com](mailto:arlpermits@ccottages.com)

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

## Project Address

**Project Address:** 404 PINE ST SE

**Suite:**

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

- 404 PINE ST SE: 0382 51 0206

**Town Limits: Address/Parcel**

- 404 PINE ST SE: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 404 PINE ST SE: C-1A

## Project Description

### Project Description:

Proposed change #1: replacement of two exterior windows along the NE facade to meet emergency escape egress size requirements but maintain the same color as existing windows. Existing windows were slide windows that did not have enough area for egress. These are proposed to be replaced with casement windows. No change to the window size is proposed.

Proposed change #2: additional bike parking using TOV standard bike parking details

## Exterior Modifications Information

**Nature of Proposed Work:** Minor Facade Modification, Site Improvements

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

Proposed change #1: replacement of two exterior windows along the NE facade to meet emergency escape egress size requirements but maintain the same color as existing windows.

Existing windows were slide windows that did not have enough area for egress. These are proposed to be replaced with casement windows. No change to the window size is proposed.

Proposed change #2: additional bike parking using TOV standard bike parking detail

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

**Business/Development Name:** Cooper Building II

**BAR Meeting Date:** 12/18/2025

**Fairfax County Building Permit Number(s):** ALTC-2025-02561

**BAR Agenda Item:**

**Project File Number:**

### Exterior Modifications Information

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

Windows: Exterior casement window, dark bronze color. Size = 32.5" x 45". Manufacturer = Plygem, Product Line = Mira. See attached spec document.

Parking slots: Standard TOV bike rack details

### Lighting & Awning Information

**Will your project include lighting?:** No

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



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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:

Commercial interior alteration

at the following address: 404 Pine St SE

Applicant Name (fill out if owner is not applicant): Rafael Arcinue

Signature of Applicant: *[Signature]* Date: 09-24-2025

Property Owner's Name: PAUL A LAWRENCE

Signature of Property Owner: *[Signature]* Date: 9/24/2025