



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

#907531

Project Title: Frame Coffee Roasters

Jurisdiction: Town of Vienna

Application Type: Board of Architectural Review: Signs

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Spring Lee
The Best Sign Inc
8740 Cherry Ln, 18
Laurel, MD 20707
P: 3014906252
spring@bestsignusa.com

Contact Information: Owner

Richard Falkenstein
KARR Properties, Inc
1010 Pendleton St
Alexandria, VA 22314
P: 703-828-7141
rfalkenstein@karrproperties.net

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

Project Address

Project Address: 302 MAPLE AVE W

Suite:

Parcel (PIN): Address/Parcel

- 302 MAPLE AVE W: 0384 02 0026

Town Limits: Address/Parcel

- 302 MAPLE AVE W: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 302 MAPLE AVE W: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 302 MAPLE AVE W: MIXED-USE

Resource Protection Area : Resource Protection Area

- 302 MAPLE AVE W: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 302 MAPLE AVE W: C-1A

Windover Heights Historic District: Address/Parcel

- 302 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

Project Description:

To install a set of LED illuminated channel letters on store front "FRAME COFFEE ROASTERS" in black letters

Project Information

Business/Development Name: Frame Coffee Roasters

Width of Building Frontage/Leased Area: 20

Total Allowable Building Sign Area: 30

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

Fairfax County Building Permit Number(s):

BAR Agenda Item:

BAR Meeting Date:

Project Information

Total Number of Signs Proposed: 1

Sign Type A (please provide all applicable details below)

Proposed Sign Type: Front Facade

Scope of Work: New

Description of Sign:

Sign Area Height: 2.67

LED illuminated channel letters to read "FRAME" in black and "COFFEE ROASTERS" in a tagline box w/ black background and white letters

Sign Area Width: 10

Total Sign Face Area: 1

Sign Depth: 10

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type: LED

Lumens: 80

Kelvins: 3000

Alternative Measurement:

Sign Type B (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 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:

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:

To apply for a sign permit for Frame Coffee Roasters

at the following address: 302 Maple Ave W

Applicant Name (fill out if owner is not applicant): Spring Lee

Signature of Applicant: [Signature] Date: 11/28/22

Property Owner's Name: DALBIR S BHULLER

Signature of Property Owner: [Signature] Date: 11-29-22
DALBIR BHULLER



FULL SERVICE COMMERCIAL PROPERTY MANAGEMENT SOLUTIONS

KARR Properties, Inc
1010 Pendleton Street
Alexandria, VA 22314
O: 703-828-7141
F: 703-566-5778

rfalkenstein@karrproperties.net
www.karrproperties.net

December 1, 2022

Town of Vienna
Department of Planning and Zoning
127 Center Street S
Vienna, VA 22180

RE: Frame Coffee Roasters Signage Approval

To Whom It May Concern:

Landlord hereby grants Tenant approval in accordance with the attached sign rendering, authorization to submit for a sign permit to install such sign at 302 Maple Ave W, Vienna, VA 22180.

Should you have any questions or concerns, please feel free to call Richard Falkenstein, Property Manager at 571-244-3796 or email him at rfalkenstein@karrproperties.net.

Best Regards,

A handwritten signature in black ink, appearing to read "Richard L. Falkenstein", is written over a horizontal line.

Richard L. Falkenstein, President
KARR Properties, Inc

cc. Dalbir Bhuller, Vienna Prop Mgt, LLC, Landlord