



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

#2224216

Project Title: 527 Maple Ave. East - AT & T Wireless - BAR

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

Doug Sampson
 Saul Ewing LLP
 121 Regester Avenue
 Baltimore, MD 21212-1539

Contact Information: Owner

Alex Miller
 SmartLink Group
 10 Church Circle
 Annapolis, MD 21401

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

Project Address

Project Address: 527 MAPLE AVE E

Suite:

Parcel (PIN): Address/Parcel

- 527 MAPLE AVE E: 0382 09 0100

Town Limits: Address/Parcel

- 527 MAPLE AVE E: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 527 MAPLE AVE E: C-1

Project Description

Project Description:

The Applicant proposes a rooftop telecommunications facility. AT&T intends to locate its antennas on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile already have antennas located on the rooftop of the building. The Facility will include one screened platform for equipment structures; and two antenna arrays on the parapet of the building. The screened platform will be 15-4 x 19-1 will be located on the west corner of the rooftop (closest to Maple Ave E). The platform will be designed to

blend into the existing parapet, and will have antennas, matching the building attached to the outside of the screen wall and building parapet. The screen wall will be of a color and material to match the current building faade. The Applicant respectfully requests a determination by the BAR that the proposed Facility is in substantial compliance with the Code and approve: (1) the requested height modification for the structures to extend 9-8 and 10-10 above the existing rooftop, in excess of the allowed nine feet under the Code; and (2) the exterior modifications and architectural design of the Facility.

Exterior Modifications Information

Nature of Proposed Work: Roof Modification/New Roof Equipment

Describe proposed improvements (including dimensions as necessary):

The Facility will include one screened platform for equipment structures and two antenna arrays on the parapet of the building. The screened platform will be 15-4 x 19-1 will be located on the west corner of the rooftop (closest to Maple Ave E). The platform will be designed to blend into the existing parapet, and will have antennas, matching the building attached to the outside of the screen wall and building parapet. The screen wall will be of a color and material to match the current building faade. The proposed screen wall will extend 9-8 above the existing rooftop, eight inches in excess of the nine (9) feet allowed to add roof structures under Town Code Sections 18-212.1.B and 18-212.1.C.

An antenna array will be mounted on the northside of the rooftop (closest to East Street SE), inside of a parapet screen wall that will match the existing faade and appear to be an extension of the existing rooftop by 10-10.

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

Fairfax County Building Permit Number(s): IDT Project # 1010238

Business/Development Name: Dukas Properties, L.L.C.

BAR Agenda Item:
IDT Project # 1010238

BAR Meeting Date: 07/16/2026

Project File Number: IDT Project # 1010238

Exterior Modifications Information

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

Equipment enclosures are designed to be permeable by radio frequency waves. The materials provided will be designed to blend into the existing facade of the building. Samples will be provided.

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:

Proposed AT&T installation of 12 antennas (painted to match), 12 RRHs, 4 DC9s, with approximately 293 square feet of concealment screened in equipment space. Equipment space to include a battery cabinet, combo cabinet, and radio cabinet.

at the following address: 527 Maple Ave E, Vienna, VA 22180

Applicant Name (fill out if owner is not applicant): Samantha Twinam

Signature of Applicant: Samantha Twinam Date: 9/8/2025

Property Owner's Name: MARIS P ANGOLIA, President Dukas Properties

Signature of Property Owner: Maris P Angolia Date: 9-9-25