



TOWN OF
VIENNA
since 1890

ATTACHMENT 02

Conditional Use Permit

GeoCivix, LLC

9420 E. Golf Links Rd. Suite 108, #296 |

Tucson, AZ 85730

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Project Overview

#2118130

Project Title: 527 Maple Ave. East, Vienna, VA 22180

Jurisdiction: Town of Vienna

Application Type: Conditional Use Permit

State: VA

Workflow: 1. Application Completeness Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Doug Sampson

Saul Ewing LLP

121 Regester Avenue

Baltimore, MD 21212-1539

[REDACTED]

[REDACTED]com

Contact Information: Owner

Maris Angola

Dukas Properties

527 Maple Ave. East

Vienna, VA 22180

[REDACTED]

[REDACTED]

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

Project Address

Project Address: 527 MAPLE AVE E

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 527 MAPLE AVE E: 0382 09 0100

- 527 MAPLE AVE E: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 527 MAPLE AVE E: C-1

Project Description

Project Description:

The Applicant is seeking a conditional use permit for a rooftop telecommunications facility on the building located at 527 Maple Avenue East, Vienna, Virginia 22180. A rooftop telecommunications wireless facility is permitted in the AE Avenue East Gateway Zoning District with a Conditional Use. There is a significant need for new and improved wireless and broadband services in this portion of the Town of Vienna. AT&T intends to locate its antennas

on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile each already have antennas located on the rooftop of the building. Each received prior conditional use permits for substantively similar rooftop facilities as those now proposed by AT&T.

Trade Name of Business (DBA): New
Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Business Hours: 24/7, unmanned facility

Type of Conditional Use Requested:
Telecommunications Wireless Rooftop Facility

Number of Proposed Employees: 0

Project Narrative:

There is a significant need for new and improved wireless and broadband services in this portion of the Town of Vienna. AT&T intends to locate its antennas on the rooftop of the existing building on the Property. Verizon Wireless and T-Mobile each already have antennas located on the rooftop of the building. AT&T has a significant need to bring both coverage and capacity to the Town of Vienna, including along the Maple Avenue corridor, bringing new and improved wireless services to areas including James Madison High School, Cunningham Park Elementary School, and several area parks and recreation facilities.

Are you amending an existing conditional use permit?: No

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 southwest corner of the rooftop. 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 facade.

An antenna array will be mounted on the northside of the rooftop, inside of a parapet screen wall that will match the existing facade and appear to be an extension of the existing building by a little less than 11 feet. The parapet screen wall will be even with the top of the existing Verizon enclosure on the rooftop, and will not increase the height of the existing building. A third antenna array will be mounted on the west side of the building, on

the existing parapet wall, with no structure required to blend into the existing faade.



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:

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