



**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

#1937475

**Project Title:** DUNKIN 411 MAPLE AVE- 3 FRONT WALL SIGNS

**Jurisdiction:** Town of Vienna

**Application Type:** Board of Architectural Review: Signs

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

RICK FLATHER  
 Developing Solutions  
 12587 Fair Lakes Circle, Suite 238  
 Fairfax, VA 22033

### Contact Information: Owner

DOUG SATZMAN  
 SATZMAN FAMILY LIMITED PARTNERSHIP  
 411 MAPLE AVE E  
 VIENNA, VA 22180

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

## Project Address

**Project Address:** 411 MAPLE AVE E

**Suite:**

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

- 411 MAPLE AVE E: 0382 10 0001A

**Town Limits: Address/Parcel**

- 411 MAPLE AVE E: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 411 MAPLE AVE E: C-1

## Project Description

### Project Description:

NEW ILLUMINATED 'DRIVE THRU' BUILDING MOUNTED SIGN ON NORTHWEST (FRONT) ELEVATION; NEW ILLUMINATED 'DUNKIN' BUILDING MOUNTED SIGN ON NORTHWEST (FRONT) ELEVATION; NEW ILLUMINATED 'BR BASKIN ROBBINS' BUILDING MOUNTED SIGN ON NORTHWEST (FRONT) ELEVATION.

## Project Information

**Business/Development Name:** DUNKIN'

**Width of Building Frontage/Leased Area:** 75

**Total Allowable Building Sign Area:** 150

**BAR Agenda Item:**

**BAR Meeting Date:**

**Project File Number:** 0

## Project Information

Total Number of Signs Proposed: 3

**Sign Type A** (please provide all applicable details below)



**Proposed Sign Type:** Front Facade

**Scope of Work:** New

**Description of Sign:**

**Sign Area Height:** 1

DRIVE THRU

**Sign Area Width:** 7.5

**Total Sign Face Area:** 7.3

**Sign Depth:** 4

**Window Height:**

**Window Width:**

**Total Window Area:**

**Awning Depth:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Total Structure Height:**

**Illumination Type:** LED

**Lumens:** 135

**Kelvins:** 3500

**Alternative Measurement:**

**Sign Type B** (please provide all applicable details below)



**Proposed Sign Type:** Front Facade

**Scope of Work:** New

**Description of Sign:**

**Sign Area Height:** 2

DUNKIN'

**Sign Area Width:** 10.5

**Total Sign Face Area:** 21.54

**Sign Depth:** .3

**Window Height:**

**Window Width:**

**Total Window Area:**

**Awning Depth:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Total Structure Height:**

**Illumination Type:** LED

**Lumens:** 135

**Kelvins:** 3500

**Alternative Measurement:**

**Sign Type C** (please provide all applicable details below)



**Proposed Sign Type:** Front Facade

**Scope of Work:** New

**Description of Sign:**

**Sign Area Height:** 2

BR BASKIN ROBBINS

**Sign Area Width:** 10

**Total Sign Face Area:** 20.25

**Sign Depth:** .3

**Window Height:**

**Window Width:**

**Total Window Area:**

**Awning Depth:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Total Structure Height:**

**Illumination Type:** LED

**Lumens:** 135

**Kelvins:** 3500

**Alternative Measurement:**

**Sign Type D** (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:** .3

**Window Height:**

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:** 3500

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 135

**Alternative Measurement:**



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## Project Overview

#1937445

**Project Title:** DUNKIN 411 MAPLE AVE E -PYLON & 2 DIRECTIONAL

**Jurisdiction:** Town of Vienna

**Application Type:** Board of Architectural Review: Signs

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

RICK FLATHER  
Developing Solutions  
12587 Fair Lakes Circle, Suite 238  
Fairfax, VA 22033  
P:703-843-5996  
.....  
[rflather@ds2i.net](mailto:rflather@ds2i.net)

### Contact Information: Owner

DOUG SATZMAN  
SATZMAN FAMILY LIMITED PARTNERSHIP  
411 MAPLE AVE E  
VIENNA, VA 22180  
P:7038435996  
.....  
[DOUG@BUSINESS-TIME.ORG](mailto:DOUG@BUSINESS-TIME.ORG)

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

## Project Address

**Project Address:** 411 MAPLE AVE E

**Suite:**

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

- 411 MAPLE AVE E: 0382 10 0001A

**Town Limits: Address/Parcel**

- 411 MAPLE AVE E: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 411 MAPLE AVE E: C-1

## Project Description

### Project Description:

REFACE EXISTING DOUBLE-SIDED ILLUMINATED PYLON SIGN; NEW ILLUMINATED 'DRIVE THRU/DRIVE THRU' DIRECTIONAL; NEW ILLUMINATED 'SEE YOU SOON/DO NOT ENTER' DIRECTIONAL.

## Project Information

**Business/Development Name:** DUNKIN'

**Width of Building Frontage/Leased Area:** 125

**Total Allowable Building Sign Area:** 250

**BAR Agenda Item:**

**BAR Meeting Date:**

**Project File Number:** 0

## Project Information

Total Number of Signs Proposed: 3

Sign Type A (please provide all applicable details below)



Proposed Sign Type: PYLON

Scope of Work: Reface

Description of Sign:

Sign Area Height: 8

DUNKIN'

BR BASKIN ROBBINS

DRIVE THRU

Sign Area Width: 8

Total Sign Face Area: 68

Sign Depth:

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type: LED

Lumens: 150

Kelvins: 3500

Alternative Measurement:

Sign Type B (please provide all applicable details below)



Proposed Sign Type: Directional

Scope of Work: New

Description of Sign:

Sign Area Height: 1.5

DRIVE THRU

DRIVE THRU

Sign Area Width: 3.3

Total Sign Face Area: 4.7

Sign Depth: .3

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height: 4

Illumination Type: LED

Lumens: 135

Kelvins: 3500

Alternative Measurement:

Sign Type C (please provide all applicable details below)



Proposed Sign Type: Directional

Scope of Work: New

Description of Sign:

Sign Area Height: 1.5

SEE YOU SOON

DO NOT ENTER

Sign Area Width: 3.3

Total Sign Face Area: 4.7

Sign Depth: .3

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height: 4

Illumination Type: LED

Lumens: 135

Kelvins: 3500

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:

EXTERIOR and DRIVE-THRU ELEMENTS

at the following address: 411 Maple Ave E, Vienna, Fairfax County, Virginia

Applicant Name (fill out if owner is not applicant): VIGARIO MANAGEMENT CORP

Signature of Applicant: RICK FLATHER Date: 11/14/2025

Property Owner's Name: SATZMAN FAMILY LIMITED PARTNERSHIP, a Florida limited partnership

Signature of Property Owner: [Signature] Date: 11-13-25