



**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

#1792553

**Project Title:** 302 Maple Ave W\_Frame Coffee\_BAR EXT

**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

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

### Contact Information: Owner

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

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

## 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

**Current Zoning: Address/Parcel**

- 302 MAPLE AVE W: C-1A

## Project Description

**Project Description:**

To remove existing awning

**Fairfax County Building Permit Number(s):**

## Exterior Modifications Information

**Nature of Proposed Work:** Remove Awning

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

Remove Awning

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

**Fairfax County Building Permit Number(s):**

**Business/Development Name:** Frame Coffee

**BAR Agenda Item:**

**BAR Meeting Date:**

**Project File Number:**

### Exterior Modifications Information

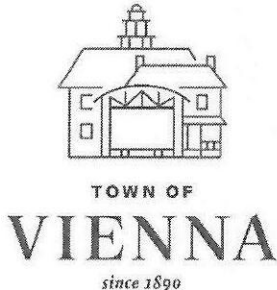
**Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):**

Red Fabric with Alum Structure

### Lighting & Awning Information

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

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



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Town of Vienna, Virginia

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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 install blade sign on the building

at the following address: 302 Maple Ave W, Vienna, VA 22180

Applicant Name (fill out if owner is not applicant): Kim Choi

Signature of Applicant: *Kim Choi*

Date: 06/10/25

Property Owner's Name: DALBIR. S BHULLER

Signature of Property Owner: *Dalbir S Bhuller*

Date: 6-30-25

# FRAME

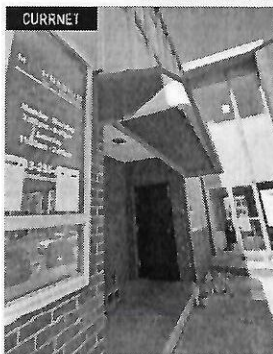
## COFFEE ROASTERS

302 Maple Ave W, Vienna, VA 22180

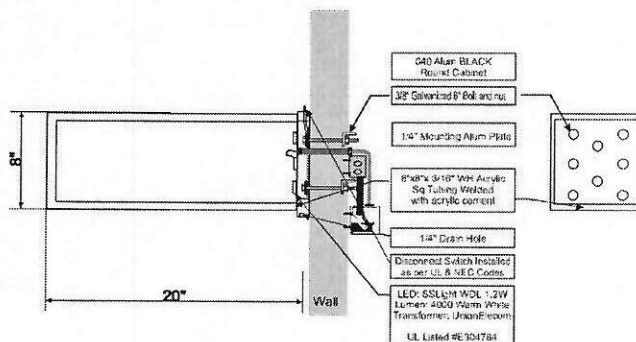
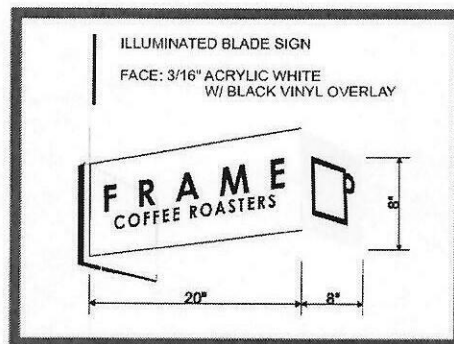


### SPECIFICATIONS - "FRAME COFFEE ROASTERS" Illuminated LED Channel Letters - Vienna, VA

BLADE SIGN ILLUMINATED BLADE SIGN



AWNING  
WILL BE  
REMOVED



#### EXTERIOR APPLICATION

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code under other applicable local codes. This includes proper grounding and bonding of the sign.

*Dan Butler*



BEST SIGN USA

FRAME COFFEE ROASTERS

302 Maple Ave W  
Vienna, VA 22180



BEST SIGN USA

FRAME COFFEE ROASTERS

302 Maple Ave W  
Vienna, VA 22180

DATE: 05/14/2019  
DRAWN BY: JLT  
CHECKED BY: JLT  
PROJECT NO: 1901  
REV: 1