



**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

#1520741

**Project Title:** Big Buns

**Jurisdiction:** Town of Vienna

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

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

jason alexander  
 Vision Sign Inc  
 45945 trefoil lane, unit 184  
 Sterling, VA 20166  
 P:7037070858  
[jason@visionsign.net](mailto:jason@visionsign.net)

### Contact Information: Owner

Tania Beale  
 Finmarc Mgmt  
 7200 Wisconsin Ave, 1100  
 Bethesda, MD 20814  
 P:301.656.4111  
[tbeale@finmarc.com](mailto:tbeale@finmarc.com)

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

## Project Address

**Project Address:** 142 BRANCH RD SE

**Suite:**

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

- 142 BRANCH RD SE: 0382 02 0024G

**Town Limits: Address/Parcel**

- 142 BRANCH RD SE: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 142 BRANCH RD SE: C-2/C-1A/RS-10

## Project Description

### Project Description:

Add I chgannel letter sign eo west elevation which has a seperate entrance

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

## Project Information

**Business/Development Name:** Danor Plaza

**Width of Building Frontage/Leased Area:** 20

**Total Allowable Building Sign Area:** 20

**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:** 12/19/2024

**Project File Number:** 0

## Project Information

Total Number of Signs Proposed: 1

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

**Proposed Sign Type:** Rear or Side Facade

**Description of Sign:**

Front lit channel letters flush mount

**Sign Area Width:** 8.25

**Sign Depth:** 5

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** LED

**Kelvins:** 4500

**Scope of Work:** New

**Sign Area Height:** 1.3

**Total Sign Face Area:** 10.73

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 108

**Alternative Measurement:**

### Sign Type B (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:**

### Sign Type C (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:**

### Sign Type D (please provide all applicable details below)

**Proposed Sign Type:**

**Description of Sign:**

**Sign Area Width:**

**Sign Depth:**

**Window Width:**

**Scope of Work:**

**Sign Area Height:**

**Total Sign Face Area:**

**Window Height:**

**Total Window Area:**

**Awning Depth:**  
**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:**

**Awning Width:**  
**Total Structure Height:**

**Lumens:**

**Alternative Measurement:**



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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:

at the following address: 142 Brach Rd. SE Vienna VA 22180

Applicant Name (fill out if owner is not applicant): Jason Alexander/Vision Sign Inc

Signature of Applicant: [Handwritten Signature] Date: 10/25/24

Property Owner's Name: Finmark MGMT

Signature of Property Owner: AFFIDAVIT ON FILE Date: 10/25/24

September 4, 2024

Big Buns  
142 Branch Rd SE  
Vienna, VA 22180

**RE: Facade Signage Big Buns – BFH Danor Plaza SC.**

Dear Tenant:

We are in receipt of the signage drawings for the Big Buns at 142 Branch Rd SE, Vienna VA at Danor Plaza Shopping Center. This signage is **approved** under the following conditions:

1. *Tenant shall obtain all jurisdictional approvals prior to fabrication and installation of Tenant signage and **shall provide copies of such approvals and permits to Landlord.***
2. *Tenant shall fabricate, install, and maintain all tenant signage at Tenant's expense.*
3. *The signage shall match exactly the proposed signage attached on this approval.*
4. *The tenant's installing sign contractor shall forward a Certificate of Insurance naming BFH Danor Plaza Shopping Center, LC, and Finmarc Management, Inc. as Additional Insured before any work may proceed.*
5. *Verify all power is connected to tenant power and on an independent photocell/timeclock.*
6. *Upon Lease termination, the signage shall be removed and building restored to original condition, including repairing, and painting the affected façade to match.*

If you have any questions regarding this matter, please do not hesitate to contact the Property Manager, Tania Beale at [tbeale@finmarc.com](mailto:tbeale@finmarc.com).

Sincerely,  
Finmarc Management, Inc.

*Tiffany Jee*  
\_\_\_\_\_  
Director of Property Management

**Agreed and accepted by:**

*Steve Markham*

9/9/2024

\_\_\_\_\_  
**Tenant**

\_\_\_\_\_  
**Date**

Cc: Lease file