



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

#2202495

Project Title: 523 Maple Ave W - BAGEL STREET 523 - BAR Sign
Application Type: Board of Architectural Review: Signs
Workflow: 1. Initial Review

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

Xiu Liu
 BAGEL STREET
 523 Maple Ave W
 Vienna, VA 22180

Contact Information: Owner

Xiu Liu
 BAGEL STREET
 523 Maple Ave W
 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: 523 MAPLE AVE W

Suite:

Parcel (PIN): Address/Parcel

- 523 MAPLE AVE W: 0383 38 B5

Town Limits: Address/Parcel

- 523 MAPLE AVE W: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 523 MAPLE AVE W: C-1

Project Description

Project Description:

Existing exterior sign panel is being removed to install a new PANEL ONLY - All existing wiring, electrical panel, and light bulb and such is not being removed/ modified or upgraded!

Project Information

Business/Development Name: BAGEL STATION 523

Total Allowable Building Sign Area: 26.5

Width of Building Frontage/Leased Area: 24

BAR Agenda Item:

Our business LLC is staying the same as BAGEL STREET 523 LLC per business permit and license but due to legal issue with

a BAGEL STREET CAFE in CA we are asked to change store signage name.

BAR Meeting Date: 07/16/2026

Project File Number: 1234567

Project Information

Total Number of Signs Proposed: 1

Sign Type A (please provide all applicable details below)

Proposed Sign Type: Front Facade
Description of Sign:
215.65 by 17.725 DURANODIC BROWN VINYL PANEL ONLY NO
CHANGE TO EXISTING SIGN BOX, ELECTRICAL WORK OR
WIRING

Scope of Work: New
Sign Area Height: 1.5

Sign Area Width: 18
Sign Depth: 4
Window Width:
Awning Depth:
Height from Bottom to Sidewalk:
Illumination Type: None
Kelvins:

Total Sign Face Area: 26.5
Window Height:
Total Window Area:
Awning Width:
Total Structure Height:
Lumens:
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:

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:



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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:

Zoning permit for interior renovation: equipment replacement, repainting, and partial non-structural wall demolition (approx. half wall)

at the following address: 523 Maple Ave W Vienna 22180

Applicant Name (fill out if owner is not applicant): Xiu Wen Liu

Signature of Applicant: [Signature] Date: 10/9/25

Property Owner's Name: Wei Lin

Signature of Property Owner: [Signature] Date: 10/9/25