



TOWN OF
VIENNA
since 1890

Permanent Outdoor Dining 1-12 Seats

GeoCivix, LLC

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Project Overview

#1217390

Project Title: 131 CHURCH ST NW - Cafe de Vienna - Permanent Outdoor Dining

Jurisdiction: Town of Vienna

Application Type: Permanent Outdoor Dining 1-12 Seats

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Reza Sadeghi

Toranj L.L.C.

45456 gable sq

Sterling, VA 20164

P:4154508220

info@cafedevienna.com

Contact Information: Owner

Reza Sadeghi

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Sterling, VA 20164

P:4154508220

info@cafedevienna.com

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

Project Address

Project Address: 131 CHURCH ST NW

Suite: 1

Parcel (PIN): Address/Parcel

- 131 CHURCH ST NW: 0384 02 0099

Town Limits: Address/Parcel

- 131 CHURCH ST NW: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 131 CHURCH ST NW: C-1B

Project Description

Project Description:

Seating area front of the Cafe

Fairfax County Building Permit Number(s): VA

Method: Remove grass, and level ground, add Limestone and compact, add washed sand and compact, add 24"X12" X 2" prefabbed pavers. Border of the pad is 6"X6" Treated lumber

Exterior Modifications Information

Nature of Proposed Work: outdoor seating

Describe proposed improvements (including dimensions as necessary):

Add 3 outdoor tables and 8 chairs, 2 Umbrellas

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

Fairfax County Building Permit Number(s): VA

Business/Development Name: Cafe De Vienna

BAR Agenda Item:

Add 3 Tables and chairs

BAR Meeting Date: 09/27/2024

Project File Number: 989668

Exterior Modifications Information

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

Compacted ground, compacted, limestone, treated 6"X6" pressurized outdoor lumber, compacted washed sand, 24"X12"X2" cement pavers with washed sand fillers.

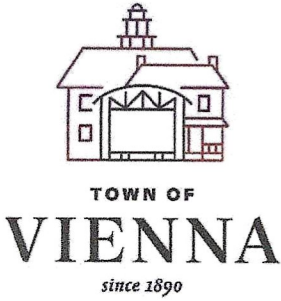
Lighting & Awning Information

Will your project include lighting?: No

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

Parking Tabulation

Parking Tabulation: no



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:

Owner of CAfe De Vienna

at the following address: 131 Church Street NW

Applicant Name (fill out if owner is not applicant): Reza Sadeghi

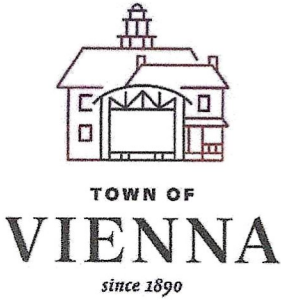
Signature of Applicant: 

Date: 2/12/2024

Property Owner's Name: Manuel Fesdekjian

Signature of Property Owner: 

Date: 3/12/24



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Description of permits or certificates being applied for:

Owner of CAfe De Vienna

at the following address: 131 Church Street NW

Applicant Name (fill out if owner is not applicant): Reza Sadeghi

Signature of Applicant: [Handwritten Signature]

Date: 2/12/2024

Property Owner's Name: Manuel Fesdekjian

Signature of Property Owner: [Handwritten Signature]

Date: 3/12/24



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at the following address: _____

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

Signature of Applicant:  _____ Date: _____

Property Owner's Name: _____

Signature of Property Owner: _____ Date: _____