



**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

#1991049

**Project Title:** Gem Park**Jurisdiction:** Town of Vienna**Application Type:** Board of Architectural Review: Signs**State:** VA**Workflow:** 1. Initial Review**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Pasang Magar  
 Signarama Tysons Corner  
 08478 TYCO RD A  
 VIENNA, VA 22182-7518

### Contact Information: Owner

Tyler Burnham  
 The Vienna Shopping Center Limited Partnership  
 1610 Village Market Blvd SE, Suite 135  
 Leesburg, VA 20175

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

## Project Address

**Project Address:** 134 MAPLE AVE W**Suite:****Parcel (PIN): Address/Parcel****Town Limits: Address/Parcel**

- 134 MAPLE AVE W: 0384 16 0002

- 134 MAPLE AVE W: IN TOWN OF VIENNA

**Current Zoning: Address/Parcel**

- 134 MAPLE AVE W: C-2

## Project Description

### Project Description:

Gem Park - Face lit Channel Letters on Raceway and Unlit Acrylic Letters

## Project Information

**Business/Development Name:** Gem Park**Width of Building Frontage/Leased Area:** 16.92**Total Allowable Building Sign Area:** 33.84**BAR Agenda Item:**

134 Maple Ave W Vienna 22180- Gem Park - Sign Permit (Front facade - Channel letters on raceway and Rear facade - Unlit Acrylic Letters)

**BAR Meeting Date:** 02/19/2026**Project File Number:** 1

## Project Information

Total Number of Signs Proposed: 2

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



**Proposed Sign Type:** Front Facade

**Description of Sign:**

- Face lit Channel Letters on Raceway

**Sign Area Width:** 10.88

**Sign Depth:** 5

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** LED

**Kelvins:** 3500

**Scope of Work:** New

**Sign Area Height:** 2.15

**Total Sign Face Area:** 23.34

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 105

**Alternative Measurement:**

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



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

**Description of Sign:**

Unlit Acrylic Letters

**Sign Area Width:** 10.83

**Sign Depth:** 0.5

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** None

**Kelvins:**

**Scope of Work:** New

**Sign Area Height:** 2.1

**Total Sign Face Area:** 22.75

**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:**

**Scope of Work:**

**Sign Area Height:**

**Total Sign Face Area:**

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Illumination Type:**

**Kelvins:**

**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:

at the following address: 134 Maple Ave W Vienna 22180

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

Signature of Applicant: Pasang

Date: January 13, 2026

Property Owner's Name: Tyler Burnham - Property Manager and Authorized Signatory

Signature of Property Owner: Tyler Burnham Date: 1/13/2026