



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

#1808851

Project Title: 264 Cedar Ln SE_Vienna Ace_BAR SIGN
Application Type: Board of Architectural Review: Signs
Workflow: 2. BAR Meeting

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

Desi Varsel
 Signs Unlimited, Inc
 6801 Mount Hermon Church Rd, Suite C
 DURHAM, NC 27705
 P:9195528689
desi@signsunlimitedusa.com

Contact Information: Owner

Faizal Thobani
 Vienna ace
 264 Cedar Lane
 Vienna, VA 22180
 P:4699951717
faizal@acevienna.com

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

Project Address

Project Address: 264 CEDAR LN SE

Suite: E

Parcel (PIN): Address/Parcel

- 264 CEDAR LN SE: 0491 02 0002B

Town Limits: Address/Parcel

- 264 CEDAR LN SE: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 264 CEDAR LN SE: C-1

Project Description

Project Description:

Exterior Sign Package for Vienna Ace Hardware

Project Information

Business/Development Name: Vienna Ace

Width of Building Frontage/Leased Area: 66.4

Total Allowable Building Sign Area: 99.6

BAR Agenda Item:

Request approval for a new wall sign for Vienna Ace, located at 264 Cedar Ln SE, Docket No. PF-1808851-BAR, in the GS, Gateway South zoning district, filed by Desi Varsel, Signs unlimited, Inc., project contact.

BAR Meeting Date: 08/21/2025

Project File Number: PF-1808851-BAR

Project Information

Total Number of Signs Proposed: 3

Sign Type A (please provide all applicable details below)

Proposed Sign Type: Front Facade

Description of Sign:

Channel Letters- Stud-Mounted on Aluminum Backer Pan

Sign Area Width: 18

Sign Depth: 5

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: LED

Kelvins: 3000

Scope of Work: New

Sign Area Height: 4

Total Sign Face Area: 58.46

Window Height:

Total Window Area:

Awning Width:

Total Structure Height:

Lumens: 70

Alternative Measurement:

Sign Type B (please provide all applicable details below)

Proposed Sign Type: Monument

Description of Sign:

Rout-out Push Thru Monument Panel (Existing Monument)

Sign Area Width: 7

Sign Depth: 0.08

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: None

Kelvins:

Scope of Work: Reface

Sign Area Height: 1

Total Sign Face Area: 7

Window Height:

Total Window Area:

Awning Width:

Total Structure Height: 14

Lumens:

Alternative Measurement:

Sign Type C (please provide all applicable details below)

Proposed Sign Type: Under Canopy

Description of Sign:

Under Canopy Panel - Non-Illuminated on Brackets

Sign Area Width: 4

Sign Depth: .27

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: None

Kelvins:

Scope of Work: New

Sign Area Height: 1.5

Total Sign Face Area: 6

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:

Scope of Work:

Sign Area Height:

Total Sign Face Area:

Sign Depth:

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type:

Kelvins:

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:

Exterior Sign Permits for Vienna Ace Hardware

at the following address: 264 Cedar Lane SE Vienna, VA 22180

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

Signature of Applicant: [Signature]

Date: 6/23/25

Property Owner's Name: Daniel Wiechert

Signature of Property Owner: _____

Date: 6/24/2025