



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

#690734

**Project Title:** Bubble Mochi

**Jurisdiction:** Town of Vienna

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

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Helen Kwon  
The Permit LLC  
6167 Strasburg Dr.  
Centreville, VA 20121  
P:571-216-4080  
[helenpermit@gmail.com](mailto:helenpermit@gmail.com)

### Contact Information: Owner

Helen Kwon  
The Permit LLC  
6167 Strasburg Dr.  
Centreville, VA 20121  
P:571-216-4080  
[helenpermit@gmail.com](mailto:helenpermit@gmail.com)

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

## Project Address

**Project Address:** 155B MAPLE AVE W

### Town Limits: Address/Parcel

- 155B MAPLE AVE W: IN TOWN OF VIENNA

### Resource Management Area: Resource Management Area

- 155B MAPLE AVE W: LOCATED OUTSIDE RMA

### Future Land Use Plan: Address/Parcel

- 155B MAPLE AVE W: MIXED-USE

### Resource Protection Area : Resource Protection Area

- 155B MAPLE AVE W: LOCATED OUTSIDE RPA

### Current Zoning: Address/Parcel

- 155B MAPLE AVE W: C-2

### Windover Heights Historic District: Address/Parcel

- 155B MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

### Project Description:

Unit B.

Wall Mount sign. (CUSTOM FABRICATED CHANNEL LETTERS ON COMPOSITE SIGN BOARD MOUNTED TO EXPOSED RACEWAY)

## Project Information

**Business/Development Name:** SPI PROPERTIES LLC

**Total Allowable Building Sign Area:** 42.075

**Fairfax County Building Permit Number(s):** 220150029

**Width of Building Frontage/Leased Area:** 31

**Are any Fairfax County Building Permit application numbers associated with this application?:** Yes

### 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:**

WALL MOUNTED (CUSTOM FABRICATED CHANNEL LETTERS ON COMPOSITE SIGN BOARD MOUNTED TO EXPOSED RACEWAY)

**Sign Area Width:** 31

**Sign Depth:** 4

**Window Width:**

**Awning Depth:**

**Height from Bottom to Sidewalk:**

**Illumination Type:** LED

**Kelvins:** 3000

**Scope of Work:** New

**Sign Area Height:** 2.75

**Total Sign Face Area:** 42.075

**Window Height:**

**Total Window Area:**

**Awning Width:**

**Total Structure Height:**

**Lumens:** 150

**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:**

SPI Properties LLC

Thursday, January 6, 2022

Kevin.

This letter is to confirm approval of the proposed sign for for Bubble Mochi Donuts located at 155 B Maple Avenue West, Vienna, VA.

If you have any questions please feel free to call me.

Sincerely

A handwritten signature in black ink, appearing to read 'Tom Wareham', written over a large, loopy oval flourish.

Tom Wareham  
SPI Properties LLC  
9435 Lorton Market Street  
Lorton, VA 22079  
Cell 703-969-2267



## 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:


Commercial CO for the retail store Selling Drink(Tea and smoothie) and Donut

at the following address: 155 Maple Ave W Unit B, Vienna VA 22180

Applicant Name (fill out if owner is not applicant): Yon Choi & Song H Lee

Signature of Applicant:  Date: 12/15/2021

Property Owner's Name: Tom Wareham

Signature of Property Owner:  Date: 12/15/2021