



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

#676381

Project Title: Tobacco Hut Vienna Inc.

Jurisdiction: Town of Vienna

Application Type: Board of Architectural Review: Signs

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

ANDREA BURKE
TOBACCO HUT VIENNA INC
354 MAPLE AVENUE W
VIENNA, VA 22180
P:5403592543
tobaccohut294@gmail.com

Contact Information: Owner

RAAD SALEH
TOBACCO HUT VIENNA INC
354 MAPLE AVENUE W
VIENNA, VA 22180
P:540-479-7439
daarhelas@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: 354 MAPLE AVE W

Town Limits: Address/Parcel

- 354 MAPLE AVE W: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 354 MAPLE AVE W: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 354 MAPLE AVE W: MIXED-USE

Resource Protection Area : Resource Protection Area

- 354 MAPLE AVE W: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 354 MAPLE AVE W: C-1

Windover Heights Historic District: Address/Parcel

- 354 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

Project Description:

Retail store to sell Tobacco and vaping products. No smoking will be allowed in store.

Project Information

Business/Development Name: Tobacco Hut Vienna Inc.

Width of Building Frontage/Leased Area: 55

Total Allowable Building Sign Area: 110

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

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:

TOBACCO HUT

VAPE-CIGARS-CBD-KRATOM

Sign Area Width: 17

Sign Depth: 4

Window Width:

Awning Depth:

Height from Bottom to Sidewalk:

Illumination Type: LED

Kelvins: 3000

Scope of Work: New

Sign Area Height: 3

Total Sign Face Area: 51

Window Height:

Total Window Area:

Awning Width:

Total Structure Height:

Lumens: 130

Alternative Measurement:

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

Proposed Sign Type: Window

Description of Sign:

WE HAVE 2 WINDOWS BOTH APPROX 27 SQ. FT. WE WOULD LIKE TO HANG 3 SIGNS FROM (PLEASE SEE BELOW). WE ALSO REQUEST THE USE OF HILUX USA CHAIN LED LIGHTS FOR OUTLINING THE GLASS. THE LED LIGHTS WILL NOT FLASH

HILUX USA / CHIP BRAND EPISTAR / IV:25 LM/LED / VOL:DC 12V / POWER: 0.72W/PCS / QTY: 50 PCS/CHAIN / 100 PCS/BAG

1)PRODUCT SIGN GREEN AND WHITE .79 FT BY 2.86 FEET = **2.26 SQ FT**

G.W 1.26KGS N.W. 76KGS

2)OPEN SIGN WHITE 1.26 FT BY 3.5 FEET = **4.41 SQ FT**

G.W 2.2KGS N.W 1.4KGS

3)PRODUCT SIGN GREEN AND WHITE .79 FT BY 2.7 FEET = **2.13 SQ FT**

G.W 9.1KGS N.W 5.4KGS

4) INTENTIONALLY DELETED PER COMMENTS RECEIVED.

TOTAL SQ. FT. OF 3 WINDOW SIGNS: 8.80

Sign Area Width: 3

Sign Depth:

Window Width: 6

Scope of Work: New

Sign Area Height: 1.5

Total Sign Face Area: 51

Window Height: 4.5

Total Window Area: 54

Awning Depth:
Height from Bottom to Sidewalk:
Illumination Type: None
Kelvins:

Awning Width:
Total Structure Height:
Lumens:
Alternative Measurement:

Sign Type C (please provide all applicable details below)

Proposed Sign Type: Monument
Description of Sign:
REFACE EXISTING MONUMENT SIGN
TOBACCO HUT
VAPE-CIGARS-CBD-KRATOM

Scope of Work: Reface
Sign Area Height: 6

Sign Area Width: 6
Sign Depth: 1
Window Width:
Awning Depth:
Height from Bottom to Sidewalk:
Illumination Type: None
Kelvins:

Total Sign Face Area: 36
Window Height:
Total Window Area:
Awning Width:
Total Structure Height: 10
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:



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:

at the following address: 354 Maple Ave w Vienna VA

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

Signature of Applicant: [Signature] Date: 12/9/21

Property Owner's Name: PBK PROPERTIES LLC

Signature of Property Owner: [Signature] Date: 12-9-21
ORLO C. PACIOLLI JOE BERRY