



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

#741505

**Project Title:** COCOS SODAS+SWEETS

**Jurisdiction:** Town of Vienna

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

**State:** VA

**Workflow:** 1. Initial Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Jack Shin  
BELTWAY SIGN TEAM INC  
6650 SANTA BARBARA RD, Suite 9  
Elkridge, MD 21075  
P:3017872100  
[beltway9000@yahoo.com](mailto:beltway9000@yahoo.com)

### Contact Information: Owner

DARREN BERNSTEIN  
DARREN BERNSTEIN 513 MAPLE AVENUE LLC  
2095 CHAIN BRIDGE RD FLR SECOND  
VIENNA, VA 22182  
P:703.204.2000  
[dbernstein@bernsteinmanagementgroup.com](mailto:dbernstein@bernsteinmanagementgroup.com)

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

### Contact Information: Contractor

Jack Shin  
BELTWAY SIGN TEAM INC  
6650 SANTA BARBARA RD, Suite 9  
Elkridge, MD 21075  
P:3017872100  
[beltway9000@yahoo.com](mailto:beltway9000@yahoo.com)

## Project Address

**Project Address:** 513 MAPLE AVE W

**Parcel (PIN): Address/Parcel**

- 513 MAPLE AVE W: 0383 38 A5

**Town Limits: Address/Parcel**

- 513 MAPLE AVE W: IN TOWN OF VIENNA

**Resource Management Area: Resource Management Area**

- 513 MAPLE AVE W: LOCATED OUTSIDE RMA

**Future Land Use Plan: Address/Parcel**

- 513 MAPLE AVE W: MIXED-USE

**Resource Protection Area : Resource Protection Area**

- 513 MAPLE AVE W: LOCATED OUTSIDE RPA

**Current Zoning: Address/Parcel**

- 513 MAPLE AVE W: C-1

**Windover Heights Historic District: Address/Parcel**

- 513 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

### Project Description:

1. REFACE (REPLACEMENT THE PANEL ONLY) FOR THE EXISTING BUILDING CABINET BOX SIGN.

2. REFACE (REPLACEMENT THE PANELS ONLY) FOR THE EXISTING SHOPPING CENTER PYLON SIGN - BOTH SIDES

**Project Information**

**Business/Development Name:** COCO'S SODAS+SWEETS

**Width of Building Frontage/Leased Area:** 83.5

**Total Allowable Building Sign Area:** 39

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

**Fairfax County Building Permit Number(s):** 220900347

**Project Information**

**Total Number of Signs Proposed:** 2

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

**Proposed Sign Type:** Front Facade

**Scope of Work:** Reface

**Description of Sign:**

**Sign Area Height:** 1.5

3/16" THICK, 18" X 312" WHITE ACRYLIC PLASTIC PANEL REPLACEMENT

W/ BROWN TRANSLUCENT VINYL APPLY

**Sign Area Width:** 26

**Total Sign Face Area:** 39

**Sign Depth:** 0.188

**Window Height:**

**Window Width:**

**Total Window Area:**

**Awning Depth:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Total Structure Height:**

**Illumination Type:** None

**Lumens:**

**Kelvins:**

**Alternative Measurement:**

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

**Proposed Sign Type:** Monument

**Scope of Work:** Reface

**Description of Sign:**

**Sign Area Height:** 0.7

3/16" THICK, 8.5" X 48" WHITE ACRYLIC PLASTIC PANEL REPLACEMENT

W/ BROWN TRANSLUCENT VINYL APPLY - BOTH SIDES

**Sign Area Width:** 4

**Total Sign Face Area:** 2.8

**Sign Depth:** 0.188

**Window Height:**

**Window Width:**

**Total Window Area:**

**Awning Depth:**

**Awning Width:**

**Height from Bottom to Sidewalk:**

**Total Structure Height:** 16

**Illumination Type:** None

**Lumens:**

**Kelvins:**

**Alternative Measurement:**

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

**Proposed Sign Type:**

**Scope of Work:**

**Description of Sign:**

**Sign Area Height:**

**Sign Area Width:**

**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:**

**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:

REFACE OF THE EXISTING BOX SIGN & REFACE ON THE PYLON SIGN - BOTH SIDES

at the following address: 513 W MAPLE AVE UNIT 110 VIENNA, VA 22180

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

Signature of Applicant: [Signature] Date: 3/31/2022

Property Owner's Name: BERNSTEIN MANAGEMENT GROUP INC

Signature of Property Owner: [Signature] Date: 4/01/2022