



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

#633178

Project Title: Yama Chen - Vienna Plaza
Application Type: Board of Architectural Review: Signs
Workflow: 1. Initial Review

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

Burton Francois
BeBold Sign Studio
504 Shaw Rd, 209
Sterling, VA 20166
P:5714412800
info@beboldsigns.com

Contact Information: Owner

Tom Mullins
Vienna Plaza Associates Limited Partnership c/o Nellis
Corporation
7811 Montrose RD, 420
Potomac, MD 20854
P:3018815950
F:3017709478
tmullins@nelliscorp.com

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

Project Address

Project Address: 320 MAPLE AVE W

Town Limits: Address/Parcel

- 320 MAPLE AVE W: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 320 MAPLE AVE W: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 320 MAPLE AVE W: MIXED-USE

Resource Protection Area : Resource Protection Area

- 320 MAPLE AVE W: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 320 MAPLE AVE W: C-1A

Windover Heights Historic District: Address/Parcel

- 320 MAPLE AVE W: LOCATED OUTSIDE WINDOVER
HEIGHTS

Project Description

Project Description:
New Building Mounted LED Channel letters

Project Information

Business/Development Name: Vienna Plaza

Width of Building Frontage/Leased Area: 20.5

Total Allowable Building Sign Area: 41

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

Fairfax County Building Permit Number(s): 212560024

Project Information

Total Number of Signs Proposed: 1

Sign Type A (please provide all applicable details below)

Proposed Sign Type: Front Facade

Scope of Work: New

Description of Sign:

Sign Area Height: 2.5

LED Facelit raceway mounted channel letters to read "Yama.
Chen's Sushi House"

5Inch deep aluminum returns painted black with black trimcaps.

White Ac3/16" acrylic face for text and red for logo/icon

Letters mounted to 5"deep by 3.5" raceways painted to match
building fascia.

Sign Area Width: 12.7

Total Sign Face Area: 31.7

Sign Depth: 5

Window Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type: LED

Lumens: 2000

Kelvins: 7500

Alternative Measurement:

Sign Type B (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 Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type:

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 Height:

Window Width:

Total Window Area:

Awning Depth:

Awning Width:

Height from Bottom to Sidewalk:

Total Structure Height:

Illumination Type:

Lumens:

Kelvins:

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:

Electrical Sign Design Approval

at the following address: 320 Maple Avenue West

Applicant Name (fill out if owner is not applicant): Burton Francois

Signature of Applicant: [Signature] Date: _____

Property Owner's Name: Vienna Plaza Associates Limited Partnership

By: Tom Mullins, authorized Signatory

Signature of Property Owner: Tom Mullins Date: 9/30/2021
Property Manager

VIENNA PLAZA ASSOCIATES LIMITED PARTNERSHIP

c/o Nellis Corporation
7811 Montrose Road, Suite 420
Potomac, Maryland 20854
301.881.5950 office
301.770.9478 fax

September 14, 2021

Attn: Fairfax County

Re: New Tenant Sign for Yama.Chen's Sushi House at 320 Maple Avenue West, Vienna,
VA 22180

To Whom It May Concern,

Please be advised that Vienna Plaza Associates Limited Partnership, the owners for the property located at 320 Maple Avenue West, Vienna, Virginia 22180, approves the attached Tenant signage for Yama.Chen's Sushi House, which was produced by BeBold Sign Studio, and dated August 24, 2021.

Please do not hesitate to contact me if you need any additional information or clarification regarding their sign's approval. I may be reached at 240.660.2586, or via email at tmullins@nelliscorp.com. Thank you.

Regards,



Tom Mullins
Property Manager