



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, April 18, 2024

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center
St. South

Roll Call

The Board of Architectural Review met in a regular session on Thursday, April 18, 2024, at 7:30 p.m. in Town Hall, 127 Center St S, Vienna, VA 22180.

Chair Ms. Hanley called the meeting to order at 7:30 P.M.

Roll Call: Mr. Cheselka, Ms. van Doorn, Mr. Layer, and Ms. Hanley were present. Mr. O'Keefe was absent.

Staff present: Deputy Director Kelly O'Brien, Senior Planner Maggie Costello, and Board Clerk Yaska Camacho Castillo.

Approval of the Minutes

The March 20, 2024, work session minutes and the March 21, 2024, meeting minutes were accepted into the record with amendments.

Regular Business

[BAR24-494](#)

136 Maple Ave W - Pure Green - Sign

Item No. 1: Request for approval of a sign for Pure Green, located at 136 Maple Ave W, Docket No. PF-1262475-BAR, in the AC, Avenue Center Zoning District; filed by Chelsey Bashorun, Signarama, Project Contact

Applicant present: Anthony Bashorun

Mr. Bashorun provided the board with the samples that were requested at the last Board of Architectural Review meeting. The applicant confirmed that the sign will have color during the day and turn white during the night. The application was straightforward.

Mr. Layer made a motion to approve the request for a sign for Pure Green located at 136 Maple Ave W Docket No. PF-1262475-BAR in the AC Avenue Center Zoning District with the understating that the letters are colored during the daytime and white at night.

Motion: Mr. Layer

Second: Mr. Cheselka

Vote: 4-0

Motion Carried

[BAR24-495](#) 229 Maple Ave E - Mattress Warehouse - Sign

Item No 2: Request for approval of a façade sign and tenant panel for Mattress Warehouse, located at 229 Maple Ave E, Docket No. PF-1284457-BAR, in the AE, Avenue East Zoning District; filed by Gary Brent, MG Permits, LLC., Project Contact.

Applicant Present: Gary Brent

Mr. Brent presented the proposed sign for Mattress Warehouse. The sign is 31 square feet, red acrylic face with red LEDs. It will be mounted on the raceway with black returns on the letters. The Lumen level is 115.5 and the Kelvin level is 2167. Additionally, the applicant is proposing to add blue vinyl to the existing tenant monument sign to match the other tenants.

Mr. Layer stated that the shopping center went from having box signs to channel letter signs creating some continuity with the color white being included somehow in the signs. He wondered if the applicant was amenable to having the word “Mattress” in red and the word “Warehouse” in white. Mr. Brent explained that this is the company’s international brand. He was unsure if the business would be open to Mr. Layer’s suggestion. The discussion continued. Mr. Cheselka liked the proposed sign and Ms. Hanley agreed with Mr. Layers comment about continuing the continuity and harmony of the shopping center. She would feel comfortable with perforated red letters during the day and white at night. The applicant stated that perforated vinyl was an option. The business wouldn’t agree with the sign being multi-colored.

Mr. Layer made a motion to defer the request for approval of a façade sign and tenant panel for Mattress Warehouse, located at 229 Maple Ave E, Docket No. PF-1284457-BAR, in the AE, Avenue East Zoning District; with the recommendation that the word “Mattress” be changed to red and the word” Warehouse” be changed to white.

Motion: Mr. Layer

Second: Ms. Hanley

Vote: 2-2

Motion failed

The board discussed the outcome of the motion. Staff suggested making a motion instead of deferring the item to allow the business to be ready for its opening day and if the business does not like the approved conditions they can come back with a new proposal.

Ms. van Doorn made a motion to approve the request for a façade sign and tenant panel for Mattress Warehouse, located at 229 Maple Ave E, Docket No. PF-1284457-BAR, in the AE, Avenue East Zoning District as follows, the letters are perforated red during the day and white at night.

Motion: Ms. van Doorn

Second: Mr. Layer

Vote: 3-1

[BAR24-496](#) 138 Maple Ave W - Stretch Zone - Sign

Item No 3: Request for approval of a façade sign for Stretch Zone, located at 138 Maple Ave W, Docket No. PF-1251956-BAR, in the AC, Avenue Center Zoning District; filed by Kathy Baker, Concept Unlimited Inc., Project Contact.

Applicant Present: Kather Baker

Ms. Baker informed the board that the sign was reduced from what was originally submitted. The square footage changed from 30.9 to 22.24. The sign will be white channel letters with an O90 black aluminum back panel.

Mr. Cheselka commented that the stores in the shopping center all have some color to their signs. The proposed sign looked plain to him. He felt that the applicant had a perfect canvas to display an artistic colorful sign. Ms. Baker responded that the proposed sign is the business logo. They use that same sign everywhere else. Mr. Cheselka felt that the proposed sign did not fit with the rest of the signs in the shopping center. He mentioned that reducing the sign did not make a difference. Ms. Baker said that the reason for reducing the sign is because there is a door to the right used by a different tenant, and they were unsure if they were encroaching on the tenant's area.

Mr. Layer commented that the overall image of the shopping center was to put color behind the channel letters. So, if the applicant wished to use that option for the panel behind it there'd be no objection to that.

Mr. Layer made a motion to approve the request for a façade sign for Stretch Zone, located at 138 Maple Ave W, Docket No. PF-1251956-BAR, in the AC, Avenue Center Zoning District as submitted.

Motion: Mr. Layer

Second: Ms. van Doorn

Vote: 3-1

Motion Carried

[BAR24-497](#) 501 Maple Ave W - Yellow Diner - Exterior Modification (Revision)

Item No 4: Request for approval of revisions to previously approved exterior modifications for The Yellow Diner, located at 501 Maple Ave W, Docket No. PF-795690- BAR, in the AW, Avenue West zoning district, filed by Benjamin Webne, BWA, project contact.

Applicant Present: Nicholas Melisiotis

Mr. Melisiotis stated the revisions to the previously approved exterior modifications that included extending the screen wall for the mechanical equipment, additional mechanical equipment, patio exterior lights were changed to be compatible with outdoor use, and the louver color change from Aluminum Cladding Copper Pearlescent to SW 7008 Alabaster.

Ms. Hanley asked for details on the light fixtures. The applicant said the fixtures are the same ones (4CR) used inside but the outdoor version instead. The fixtures are concealed inside the trellis, so they are not visible. Furthermore, Mr. Melisiotis explained the rest of the exterior modifications. He noted that the louver color was changed to make it blend with the wall. The reason for adding a ramp rail is for safety purposes. The patrons are having difficulty recognizing the steps alongside the gradual ramp and the steps when entering the building. The applicant would like to create a contrast that goes between the riser and the step by painting the risers white to match the same color as the building. This will allow the patrons to see the steps when approaching the building entrance.

Ms. Hanley said she didn't recall the ramp or steps in front of the vestibule when the board initially reviewed the application. She wondered what had changed. The applicant stated that by the time the vestibule was added it pushed every other element out towards the street leaving no room for a smooth transition between the existing grade and the inside grade. The changes were discussed with the Department of Public Works to ensure it was safe and in compliance.

Mr. Cheselka stated that the changes made sense. Mr. Layer agreed but commented that the ramp would most likely not be acceptable for ADA. He said that the ramp Ms. Hanley provided (as seen in the presentation) was a standard ADA on-grade railing. The difference between the applicant's proposed railing and the railing Ms. Hanley and Mr. Layer suggested using is that the ADA on-grade railing has a bottom bar that serves as a kick plate that protects someone in a wheelchair from going over the curb. The discussion continued and the applicant was recommended to consider using the ADA on-grade railing configuration and the hand grab shown on the suggested railing. Lastly, Mr. Layer suggested the rail material be aluminum with powder coating or steel with powder coating to avoid replacing it every two years or so.

Ms. Hanley suggested a temporary potted plant to help patrons recognize the transition on the steps, especially where the steps meet the ramp. The applicant agreed with the suggestions.

Mr. Cheselka made a motion to approve the request for approval of revisions to previously approved exterior modifications for The Yellow Diner, located at 501 Maple Ave W, Docket No. PF-795690- BAR, in the AW, Avenue West zoning district, as presented with the provision that the board suggested the applicant explore the exact ADA code, the rail be aluminum and the applicant's choice of color be powder coating for long-lasting results.

Motion: Mr. Cheselka

Second: Mr. Layer

Ms. Hanley wondered why the motion was worded as a recommendation when some of the conditions stated were requirements for approval. The board discussed how to craft a motion.

Mr. Layer offered an amendment to the provisions as follows; the proposed rail has the lower rail 4 inches above grade and is white powder-coated aluminum. The motion did not pass as there was some confusion on the initial motion and the amendment.

Ms. van Doorn made a motion to approve the request for approval of revisions to previously approved exterior modifications for The Yellow Diner, located at 501 Maple Ave W, Docket No. PF-795690- BAR, in the AW, Avenue West zoning district, with the provision that the rail be as proposed and that the lower rail be four inches above grade and it is powder coated aluminum.

Motion: Ms. van Doorn

Second: Mr. Layer

Vote: 4-0

Motion Carried

[BAR24-498](#)

131 Church St NW - Freeman House - Exterior Modification

Item No 5: Request for approval of exterior modifications for the Freeman Store, located at 131 Church St NE, Docket No. PF-1295186- BAR, in the CS, Church Street zoning district, filed by Leslie Herman, Director of Parks and Recreation, Town of Vienna, project contact.

Applicant Present: Leslie Herman

Ms. Herman stated that the Parks and Recreation Department along with approval from Historic Vienna would like to replace the 40 by 26-foot patio area with red brick pavers in front of the Freeman Store. The changes include eliminating the pebbles, brick, and concrete pavers. The pebbles often get on the stairs and decking of the front porch resulting in a slippery surface. Removing the pebbles and replacing them with the pavers will eliminate the issue.

The applicant provided staff with an updated drawing that shows a better depiction of the direction of the flow of the water. She said that the concrete slab would be slightly warped, so the water would be directed to the right and left and away from the stairs. Additionally, she is proposing to replace the lowest vertical board of the steps with either Azac or an expanded PVC plastic sheet to reduce damage by the water during heavy rains.

Ms. Herman noted that the red brick pavers would be a basket weave detail throughout the patio area. She would like to adjust that to include a herringbone design along the walkway that leads from the sidewalk to the front doorsteps of the Freeman store. The galvanized steel angles would be placed around the perimeter of the brick paver except at the existing sidewalk. Pressure-treated timbers will be used along the steel angle on the right and left sides of the brick patio. The brick pavers will be set hand-tight with sand-swept joints and there will be no grout between the pavers.

The top riser of the stairs to the right of the Freeman store will be adjusted so that it is parallel to the second lower riser. The existing history storyboard and bench in front of the store will be removed for the brick paver installation and will be replaced in the same location with non-corrosive fasteners onto the concrete.

The board commented on how the exterior modifications were an improvement. Ms. Hanley asked if the 8-inch sailor was going around the base of the Freeman store to which the applicant said it would go in front of the stairs wrapping all the way around. After a brief discussion on the piers, Ms. Hanley informed the applicant to look at the piers on the right towards the creek, they didn't look as pristine as the one on the corner. The applicant stated she would check it out.

Mr. Cheselka made a motion to approve the request for exterior modifications for the Freeman Store, located at 131 Church St NE, Docket No. PF-1295186- BAR, in the CS, Church Street zoning district, as presented.

Motion: Mr. Cheselka

Second: Ms. van Doorn

Vote: 4-0

Motion Carried

[BAR24-499](#)

1007 Electric Ave SE - Navy Federal Credit Union - Exterior Modification

Item No 6: Request for approval of exterior modifications for Navy Federal Credit Union, located at 1007 Electric Ave SE, Docket No. PF-1279153- BAR, in the CP, Corporate Park zoning district, filed by Brian Bresnahan, Navy Federal Credit Union, project contact.

Applicant Present: Brian Bresnahan

Mr. Bresnahan stated that Navy Federal Credit Union is proposing to install a nine-foot board on board cedar fence approximately 1100 feet in length along the south side of the headquarters two property. The new fence will replace the old chain link fence. The fence will match and connect to an existing cedar fence that runs along the northeast side of the property. A sample was provided to the board for review. The applicant clarified that the cap will be cedar not pressure treated as shown in the drawing.

With no questions or concerns from the board, a motion was in order.

Ms. van Doorn made a motion to approve the request for exterior modifications for Navy Federal Credit Union, located at 1007 Electric Ave SE, Docket No. PF-1279153- BAR, in the CP, Corporate Park zoning district.

Motion: Ms. van Doorn

Second: Mr. Layer

Vote: 4-0

Motion Carried

[BAR24-500](#)

112 Courthouse Rd SW - LC Massage - Sign

Item No 7: Request for approval of a façade sign LC Massage, located at 112 Courthouse Rd SW, Docket No. PF-1258917-BAR, in the T, Transition Zoning District; filed by Laito Change, LC Massage, Business Owner.

Applicant Present: No one was present for the application when called at 8:31 pm and 9:03 pm. The item was deferred at the end of the agenda.

[BAR24-501](#) 541 Maple Ave W - Zburger - Sign

Item No 8: Request for approval of new sign for ZBurger, located at 541 Maple Ave W., Docket No. PF-1185061-BAR, in the AW Avenue West zoning district; filed by Keyvan Ejtemai of Vienna Restaurante Fellows, LLC., Project Contact.

Applicant Present: Keyvan Ejtemai

Mr. Ejtemai is proposing a replacement sign panel for an existing building-mounted sign box. The new sign panel is a 3/16" thick Lexon White acrylic face with overlay lamination. The new sign panel will have the ZBurger logo on the left of the sign with a Yellow "Z" and red and white for the remainder of the logo. To the right of the logo is the name of the restaurant with "Z" in Yellow and "BURGER" in Red with the words "BURGERS" and "FRIES" in White and "SHAKES" in Yellow.

Mr. Cheselka asked about the Lumen and Kelvin levels. Staff commented that the applicant is using the existing light boxes. The only change is the sign panel.

Mr. Layer stated he doesn't believe the sign fits with the building due to how cluttered the sign looks. Ms. Hanley said that the word Burger is redundant as well as the description of what the business serves.

Mr. Cheselka made a motion to approve the new sign for ZBurger, located at 541 Maple Ave W., Docket No. PF-1185061-BAR, in the AW Avenue West zoning district as presented.

Motion: Mr. Cheselka

The motion was not seconded. The board discussed the item. Mr. Cheselka said that although he is ok with the sign perhaps if the applicant had less information on the sign and made it smaller it would look less cluttered. The applicant responded that they didn't want to change the box size since they were using an existing sign. Mr. Layer clarified that what Mr. Cheselka was referring to was to change the size of the graphics, not the sign box. Ms. Hanley suggested removing the bottom line "BURGER-FRIES-SHAKES" and moving ZBurger down towards the middle. Additional suggestions were reducing the size of "BURGER-FRIES-SHAKES" or considering using the wordings "BURGER-FRIES-SHAKES" as window decal signs. Mr. Layer commented that the window decal option would allow the applicant to have his logo and have better focus and a better view from the streets. The discussion continued and it was noted that the window sign must not exceed 25%.

Mr. Layer made a motion to approve the new sign for ZBurger, located at 541 Maple Ave W., Docket No. PF-1185061-BAR, in the AW Avenue West zoning district with the following changes:

- ZBurger be shifted down to the center with the logo to the left.
- "BURGERS -FRIES-SHAKES" be removed from the wall sign.
- Optional- the applicant may add the words "BURGER", "FRIES", and "SHAKES" in white across the three window panes not exceeding the allowable 25% window signage.

Motion: Mr. Layer

Second: Ms. van Doorn

Vote: 4-0

[BAR24-502](#) 386 Maple Ave E - Vienna Gun & Gold - Sign

Item No 9: Request for approval for a pylon sign reface for Vienna Gun & Gold, located at 386 Maple Ave E, Docket No. PF-989641-BAR, in the AE, Avenue East Zoning District; filed by Peyman Eskandari, Deal Hunter Estate Sales LLC, Business Owner

Applicant Present: No one was present for the application when called at 8:43 pm & 8:52 pm. The item was deferred at the end of the agenda.

Recess 8:44 pm – 8:52 pm

[BAR24-503](#) 401 Maple Ave E - Vienna Tobacco - Sign

Item No 10: Request for approval of façade signs for Vienna Tobacco, located at 401 Maple Ave E, Docket No. PF-1267923-BAR, in the AE, Avenue East Zoning District; filed by Matthew Green, Advanced Graphics, Project Contact.

Applicant Present: Fati Musen

Mr. Musen was present on behalf of the business owner. He stated that the colors for the proposed sign were chosen by the business owner who thought the colors would be more visible from the road and are mostly used by the company.

Mr. Cheselka commented that the shopping center has a master sign plan. Ms. Hanley wondered why the proposed sign was veering from the master sign plan to which the applicant responded he was not sure, he was just present as a representative for the application.

Mr. Cheselka commented that he liked the sign but everyone else in the shopping center abided by the master sign plan. He would like to hear from the owner or be presented with a justification for why the sign is veering from the master sign plan. Ms. van Doorn stated the proposed sign is inconsistent with the rest of the shopping center. Mr. Layer agreed with Ms. van Doorn and said that he would approve the sign with the master sign plan stipulation. The board discussed options on how the item could be approved.

Mr. Cheselka made a motion to approve the request for façade signs for Vienna Tobacco, located at 401 Maple Ave E, Docket No. PF-1267923-BAR, in the AE, Avenue East Zoning District as follows:

- Approved a sign (SW Industrial Enamel HS B54 T2404 6401-18709) using the master sign plan and using the proposed font.**
- Approved for the existing box and the proposed box under the canopy with the proposed font (White).**

Motion: Mr. Cheselka

Second: Mr. Layer

Vote: 4-0

Motion Carried

[BAR24-504](#) 125 Center St S - Dominion - Exterior Modification

Item No 11: Request for approval of exterior modifications for Dominion Substation, located at 125 Center St S, Docket No. PF-1273925-BAR, in the AC, Avenue Center zoning district, filed by Janice Cena, Dewberry Engineers, Inc., project contact.

Applicant Present: Janice Cena & Andrew Tull

Ms. Cena was present on behalf of Dominion Energy. She stated that the substation was built in the 1950s and it was time for the substation to be modernized. The applicant proposes replacing the existing equipment with modern equipment and a prefabricated enclosure. The installation of the new equipment will require expanding the fencing by ten feet to the west. The entrance to the substation will be coming off the public right of way of Center St. The vegetation that needed to be removed for the entrance is being supplemented with a full-size Southern Magnolia tree to provide screening for the equipment.

Mr. Tull explained that the update is state-mandated because the substation was built in the 50s. Two of the key elements for that is one being the backflow from solar panels and secondly the extra loading capacity from Electric Vehicles. There will be no change in capacity. Mr. Tull noted that the computer technology must be weatherproof which is why it will go in a weatherproof container. The board reviewed the application to understand better what was being proposed.

Mr. Layer asked if the plastic slats could be placed around the enclosure and if the overgrowth in the grass could be cleaned. Ms. Cena said that the trees on the backside will be removed. Ms. Hanley who would be maintaining the landscape, to which the applicant said it should be Dominion since it is their property. Ms. Cena further explained the proposed landscape stating that the path/strip where the gravel is will be covered with grass and a Holly tree which measures about six feet to fill up the path in hopes that it will stop being used as a walking path. The discussion continued. Ms. Hanley suggested a vine sweep through the property for the overgrowth issue and using a type of perennial grass or ground cover for the path/strip where the Holly tree will be placed for better maintenance.

Ms. Hanley inquired about a security gate. Mr. Tull said that their security standards are based on the level of service that is provided and their regulations which tells them what those are. In this case, the security perimeter is the fence, gate, and barbed wire. Any security posting will be on the security perimeter and not at the access drive.

The landscaping was discussed again. Ms. van Doorn stated that the site appears to have invasive plants. In particular, one of the species she recognized lives off the roots of other trees, and if it is not cleaned out it will invade and damage the new planting. She recommended using native Pachysandra or other ground cover for part sun. Mr. Tull proposed using Carex Pennsylvania Sedge to provide some sort of grass that would be low maintenance, to which everyone agreed.

Mr. Layer made a motion to approve the request for exterior modifications for Dominion Substation, located at 125 Center St S, Docket No. PF-1273925-BAR, in the AC, Avenue Center with the following stipulations:

- Plastic slats are included (in the fencing) in the enclosure.
- The area is to be cleared of all harmful plants and vines.
- The area proposed for ground cover be planted with Pennsylvania Sedge.

Motion: Mr. Layer
Second: Mr. Cheselka
Vote: 4-0
Motion Carried

The board decided to defer the items that were no-shows.

Mr. Layer made a motion to defer item 7: Request for approval of a façade sign LC Massage, located at 112 Courthouse Rd SW, Docket No. PF-1258917-BAR, in the T, Transition Zoning District, and item 9: Request for approval for a pylon sign reface for Vienna Gun & Gold, located at 386 Maple Ave E, Docket No. PF-989641-BAR, in the AE, Avenue East Zoning District.

Motion: Mr. Layer
Second: Mr. Cheselka
Motion Carried

Meeting Adjournment

The board briefly discussed the Board of Architectural Review outdoor dining field trip to the City of Alexandria.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,
Yaska Camacho Castillo
Board Clerk

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.