



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Minutes Board of Architectural Review

Wednesday, October 2, 2024

8:00 AM

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

Special Meeting

Roll Call

The Board of Architectural Review met for a Special meeting on Wednesday, October 2, 2024, at 8:00 a.m. in Town Hall, 127 Center St S, Vienna, VA 22180.

Roll Call: Mr. Cheselka, Mr. Penati, Mr. O'Keefe, and Ms. Hanley were present.

Members absent: Ms. van Doorn

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

Regular Business:

[BAR24-541](#) 302 Maple Ave W - Frame Coffee Roasters - Outdoor Seating - Special Meeting

Request for approval of exterior modifications for Frame Coffee Roasters, located at 302 Maple Ave W, Docket No. PF-1378810-BAR, in the AW, Avenue West Zoning district, filed by Boyoung Kim, Permit Xpedite, project contact.

Applicants present: James Lee – Project architect

The applicant explained that the request for the special meeting was to proceed with their outdoor dining request after getting approval for the minor site plan requested by the board during the August 15, 2024, regular meeting.

Mr. Lee explained that after receiving comments from the board during the August 15, 2024, meeting, they revised the plan. The changes since the last submission are as follows:

- Concrete pad reduced from 6.7 feet wide by 23.5 feet long to 6 feet wide by 19 feet long.
- One-way traffic arrows added.
- Stripping added next to parking space in front of proposed concrete patio and curved drive aisle path delineated to enforce no parking in that area.
- The color of chairs changed from yellow or red to yellow or gray.

After reviewing the application, the board voiced their concerns about the patron's safety. The board felt that the site needed a few bollards in addition to the fence to keep the vehicles away from the outdoor sitting area.

Mr. Penati made a motion to approve the request for approval of exterior modifications for Frame Coffee Roasters, located at 302 Maple Ave W, Docket No. PF-1378810-BAR, in the AW, Avenue West zoning district, filed by Boyoung Kim, Permit Xpedite, project contact with the following conditions:

- Add black, brown, or grey bollards for the patron's safety.
- The bollards must be placed 5 feet apart in the center to prevent vehicles from going through.
- Tables and chairs to be one color (yellow or grey).

Motion: Mr. Penati

Second: Mr. O'Keefe

Motion Carried

Meeting Adjournment

The meeting was adjourned at 8:13 a.m.

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.