



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: February 19, 2026

Re: **Item No. 03 - Docket No. PF-1985275-BAR**
405 Maple Ave E - Brazilian Honey Pot
Signs

Request approval of a new store front sign and window signs for Brazilian Wax Honey Pot, located at 405 Maple Ave E., Docket No. PF-1985275-BAR, in the AE, Avenue East Street zoning district; filed by Amro Rababah, Brazilian Wax Honey Pot, Business Owner Contact.

The applicant is proposing three (3) signs for the tenant space located within Danor Plaza.

Wall Sign

The first sign is an under-canopy aluminum wall sign consistent with the Danor Plaza master sign plan in terms of color, materials, and design. The proposed sign measures 31.41 square feet and will display the text "BRAZILIAN WAX HONEY POT". The lettering will consist of white acrylic mounted behind an aluminum panel. The applicant is also proposing illumination and installation methods consistent with the existing signs within the shopping center.

Window Graphic Signs

The applicant is proposing two (2) window graphic signs with a total combined area not to exceed 7.59 square feet. The graphics will consist of white vinyl lettering displaying the following:

- "BRAZILIAN WAX HONEY POT"

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

- “BRAZILIAN WAX STUDIO”, “FULL BODY WAXING”, “SUGARING WAX”, “VAJACIAL”, “SENSITIVE-SKIN FRIENDLY”

The applicant is also proposing door signage that does not exceed 1.5 square feet per sign. These signs qualify as exempt signage pursuant to Section 18.539.5.C of the Town Code.

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – Sign Renderings
 04 – Relevant Code Section
 05 – Danor Plaza Master Sign Plan 2013

Recommended motion:

I move to (approve/defer/deny) the application requesting a new store front sign and window signs for Brazilian Wax Honey Pot, located at 405 Maple Ave E., Docket No. PF-1985275-BAR, in the AE, Avenue East Street zoning district; filed by Amro Rababah, Brazilian Wax Honey Pot, Business Owner Contact. (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.