



Town of Vienna

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Vienna, Virginia 22180
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Meeting Minutes Board of Architectural Review

Thursday, October 17, 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, October 17, 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. Penati, Mr. O'Keefe, and Ms. Hanley were present.

Staff present: Planner Sharmaine Abaied, and Board Clerk Yaska Camacho Castillo.

Approval of Minutes

September 19, 2024, regular meeting minutes, October 2, 2024, special meeting minutes, and October 2, 2024, work session minutes were accepted into the record.

Regular Business

[BAR24-542](#) 1131 Moorefield Hill Ct SW - Solar Panels

Request for approval for installation of solar panels, located at 1131 Moorefield Hill Ct. SW, Docket No. PF-1426305-BAR, in the RMU, Residential – Multi-Unit zoning district, filed by ION Solar, project contact.

Applicants present: Anna Simmons & Rachel Nathanson

The applicant stated that they're proposing to install 14 rooftop-mounted solar panels. Two solar panels are proposed for installation on the front of the townhome. The other 12 solar panels are proposed to be installed in the rear-facing roof. There was a discussion about the color of the conduit. Ms. Van Doorn wondered if there was a prefinished and noted that her concern is that sometimes painted-in-place doesn't hold up as well as the pre-finished. Mr. Cheselka stated that the paint possibly has latex paint in it. He suggested washing and sanding it down to allow the paint to stick and noted that dark colors or bright colors do not last a long time in the sun and suggested they use white although it may require two coats of paint.

Mr. Penati asked if there was a reason why the solar panels were not placed in the middle of the roof. He questioned if there wasn't enough space at the back. The applicant stated that the marks shown in the picture are vents and openings in the roof. They need to have a certain amount of clearance for the firewall.

Mr. O'Keefe made a motion to approve the request for approval for installation of solar panels, located at 1131 Moorefield Hill Ct. SW, Docket No. PF-1426305-BAR, in the RMU, Residential – Multi-Unit zoning district, filed by ION Solar, as submitted.

Motion: O'Keefe

Second: Mr. Cheselka

Motion Carried

[BAR24-543](#) 130 Park St SE - INOVA - Sign

Request for approval of an update to the building sign for Inova, located at 130 Park St SE, Docket No. PF-1488196-BAR, in the AC, Avenue Center zoning district; filed by Bob Biroonak, Art Display Company, Project Contact.

Applicant Present: Bob Biroonak

The applicant stated that Inova is going through a new branding. He is requesting approval for an update to the building-mounted sign to replace it with the new logo and colors. He noted that the sign is non-illuminated and will be fabricated letters pin mounted to the façade of the building. After reviewing the application the board did not have any questions or concerns.

Mr. Cheselka made a motion to approve the request for approval of an update to the building sign for Inova, located at 130 Park St SE, Docket No. PF-1488196-BAR, in the AC, Avenue Center zoning district as presented.

Motion: Mr. Cheselka

Second: Ms. van Doorn

Motion Carried

[BAR24-544](#) 131 Church St NW - Café de Vienna - Outdoor Dining

Request for approval of exterior modifications for Cafe De Vienna, located at 131 Church St NW, Docket No. PF-1217390-BAR, in the CS, Church Street zoning district, filed by Reza Sadeghi, Toranj LLC, project contact.

Applicant Present: Reza Sadeghi

The application is for an exterior modification for outdoor dining that includes 3 tables, 2 umbrellas, and 8 chairs on a proposed concrete pad. Ms. Abaied noted that the request for outdoor dining is already in place and the applicant submitted the application to clear the zoning violation and come into compliance. The applicant has two other items that still need to be cleared up, the sign and the string lights which are not part of this application. Mr. Cheselka stated he passed by, and the outdoor dining looked solid. After reviewing the application and having no further questions or concerns, a motion was in order.

Mr. Penati made a motion to approve the request for exterior modifications for Cafe De Vienna, located at 131 Church St NW, Docket No. PF-1217390-BAR, in the CS, Church Street zoning district, with the following conditions:

- The lighting needs to come to the BAR for approval.
- BAR recommends that the sign application be submitted for approval.

Motion: Mr. Penati

Second: Ms. van Doorn

Motion Carried

[BAR24-545](#) 101 Maple Ave E - Patrick Henry Library - Exterior Modification

Request for approval of architecture, site elements, lighting, and request for recommendation to Town Council for landscape plan for Vienna-Carter Library at 101 Maple Ave E, Docket No. PF- 1125258-BAR, in the C-2, General Commercial zoning district; filed by Keith Leonard, RRMM Architects.

Applicants Present: Keith Leonard, RRMM Architect, Maryam Mostamandi, Fairfax County staff, John Levtov Civil Engineer Imeg, and Yoshi Kunota Landscape Architect.

Deputy Director Kelly O'Brien stated that new graphics were received today and were added to the PowerPoint presentation.

Chair Ms. Hanley noted that the applicants recently had a BAR work session (October 2, 2024) and that the board members are familiar with the content.

Mr. Leonard presented the proposed 1-story library with a 3-level parking garage, new exterior lighting, and landscape. Samples were provided to the board for review. The applicant stated that during the last work session, the board suggested dropping the height of the large brick wall around the corner and tying it into the stonewall that goes across the Center St frontage of the school to which they agreed with the suggestion. The discussion continued.

Mr. O'Keefe inquired about the landscaping to which Mr. Leonard stated that they're doing everything they can to maintain as many trees as they can on the school property and noted that they will be planting additional trees on the other side of the building.

Mr. Cheselka voiced his concern about the amount of lumen in the proposed lighting. Mr. Leonard stated that one of the reasons for the amount of lumen was for security purposes. He said that the down lighting is to prevent the night sky uplight which is a part of the sustainable design. The only place where they are uplighting is where the small strip fixture mounts to the wall and shines up on the signs on Center St and Maple St.

Ms. Hanley asked if there was any documentation that addressed the type of fixture inside the garage. The applicant stated that the inside of the garage would have a shoe box downlight used inside the stairwells. The garage itself will have strip fixtures mounted to the underside of the deck to light the driving and parking decks. He referenced the lighting document on the application and stated that they're still trying to make it the proper lighting level to allow safe driving inside the garage.

There was a brief discussion about the signal pole on Maple Ave. Mr. Leonard clarified that they were not adding anything to that corner. They're using what is already there and reorganizing it to allow more width for walkers.

Ms. Hanley commented about the gap in the planters in front of the library entrance. They discussed elongating the planters along 123 to restrict/discourage pedestrian crossing in front of the library. She also wondered about the bus stop being relocated. The applicant stated that the contractor would take the structure, store it, return it to the new site, and reinstall it. Ms. Hanley asked about the commemorative bricks if they would be repurposed to which Mr. Leonard said that the contract drawings state that they're to salvage all the commemorative bricks, save them in a safe place in a warehouse or some storage facility, and then reinstall them on the new sidewalk the way they are today.

The board discussed the rear elevation and voiced their concerns about the first bay on the

massive wall not having any color, texture, or fenestration to help keep the building harmonious with itself. They discussed different ideas the applicant could incorporate into the bay wall for a lower cost. One suggestion was to take the reddish bricks from the garage entrance on Center St and wrap it around the corner on the first bay approximately 4 feet. The rest of the bays can be covered with landscaping depending on the agreement between both entities. The discussion continued.

The landscaping plan was discussed and the board voiced concerns about the condition of the area between Vienna Elementary and the new garage due to the invasive vines, honeysuckle, and ivies. The board recommended the applicants work with Fairfax County Public School to have the invasive species and diseased trees that would jeopardize the health of new plantings properly removed. Additionally, the board recommends further discussion with the Town Arborist or Urban Forester to evaluate invasive plants and deteriorated trees in this off-site area. Ms. Mostamandi stated they were already working on a (draft) agreement between both entities that included some of the recommendations stated here tonight. There will be a memorandum of understanding between both parties. After further discussion and brainstorming ideas for the massive wall on Center St, a motion was in order.

Ms. van Doorn made a motion to approve the application for the proposed architecture, site, amenities and lighting for the Vienna Carter Library and Parking Garage located at 101 Maple Ave East Docket No. PF- 1125258-BAR, in the C-2, General Commercial zoning district; filed by Keith Leonard, RRMM Architects with the following conditions:

- The planter box is elongated across the opening of the library.
- The rear elevation be wrapped with the brick and banded at an equal distance to the right of the garage around the corner approximately 4 feet.
- The concrete on the rear elevation is to have 3 banding strips equivalent to what is on the side facing Center Street.

Motion: Ms. van Doorn

Second: Mr. Cheselka

Motion Carried

After discussion about the landscaping, a motion to recommend the approval of the landscape plan to the Town Council was in order.

Mr. O'Keefe made a motion to recommend the approval of the landscape plan to the Town Council with the following provisions:

- The applicant continues to work with the Fairfax County Public School to have the invasive species clear from the area at the rear of the building, and diseased trees that would jeopardize the health of the new plantings.
- The applicants continue to work with the urban forester on the selection of appropriate trees and other greenery bushes for the area to help shield the view of the rear area from Center Street.

Motion: Mr. O'Keefe

Second: Mr. Penati

Motion Carried

[BAR24-546](#) 101 Maple Ave E - Vienna Carter Library - Signs

Request for approval of signage for the proposed Vienna-Carter Library and parking garage, located at 101 Maple Ave E, Docket No. PF-1505493-BAR, in the AC, Avenue Center zoning district; filed by Keith Leonard, RRMM Architects.

Applicant present: Keith Leonard

Mr. Leonard described the entrance sign “Vienna Carter Library” as being carved into the cast stone panel that is part of the retaining wall. The sign will not be lit. The Maple Ave and Center St signs will be metal lettering and lit from the below. The signs for the garage are cast aluminum cutout letters. After further discussion about the signage application, a motion was in order.

Mr. Cheselka made a motion to approve the request for signage for the proposed Vienna-Carter Library and parking garage, located at 101 Maple Ave E, Docket No. PF-1505493-BAR, in the AC, Avenue Center zoning district; as presented.

Motion: Mr. Chesleka

Second: Ms. van Doorn

Motion Carried

Mr. Leonard thanked the board for their input throughout the application process. He feels that the board's suggestions and recommendations have helped them get a better product.

Other business:

Ms. Abaied informed the board that the November 6, 2024, 8 am work session with the lighting consultant was moved to Thursday, November 7, 2024, from 8 am to 10 am and mentioned that lighting consultants will also have a meeting for business owners in Vienna as well for the residents of Vienna.

Meeting Adjournment

The meeting was adjourned at 9:23 p.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.