



TOWN OF
VIENNA
since 1890

Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 18, 2026

Re: **Item No. 01 - Docket No. PF-2142888-BAR
Bakeshop Vienna - 421 Maple Ave E
Sign Revision**

Request approval of a revision to a wall sign located at 421 Maple Ave E., Docket No. PF-2142888-BAR, in the AE, Avenue East zoning district; filed by Justin Stegall, Bakeshop Vienna, Project Contact.

The applicant presented their request for two wall signs and a tenant panel to the Board at the May 21, 2026, meeting and received a conditioned approval. The applicant is requesting to revise the approved second wall sign that reads "Bakery & Café" in title case to lower case as follows: "bakery & café". The lighting, sign color, and location of the sign are to remain as approved at the May BAR meeting.

Attachments: 01 - Staff Report
02 - Application and Authorization
03 - Revised Sign Rendering
04 - May 2026 BAR Certificate of Approval
05 - Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) the application requesting a revision to a wall sign, located at 421 Maple Ave E., Docket No. PF-2142888-BAR, in the AE, Avenue East zoning district; filed by Justin Stegall, Bakeshop Vienna, Project Contact. (as submitted / with the following conditions....)

***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.***

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.