



Town of Vienna

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Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Minutes Board of Architectural Review

Thursday, November 21, 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, November, 21 2024, at 7:30 p.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.

The clerk stated that Sarah Couchman was appointed to the Board of Architectural Review and would start next month.

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

Approval of the Minutes:

October 17, 2024 regular meeting minutes, November 7, 2024 and November 12, 2024 work session minutes were accepted into the record.

Regular Business:

[BAR24-547](#)

107 Maple Ave W - Dar Mariam - Signs

Request for approval of two new building signs and a tenant panel replacement for Dar Mariam located at 107 Maple Ave W, Docket No. PF-1509623-BAR, in the AC, Avenue Center zoning district; filed by Chang Lee, Samsung Sign and Awning, Project Contact.

Applicants present: No one was present.

The item was called at 7:32 p.m. and the applicant was not present. The item was moved to the end of the agenda.

[BAR24-548](#) 142 Branch Rd SE - Big Buns - Sign

Request for approval of a new building-mounted sign for Big Buns, located at 142 Branch Rd SE, Docket No. PF-15020741-BAR, in the AE, Avenue East zoning district; filed by Jason Alexandar, Vision Sign Inc., Project Contact.

Applicants Present: Jason Alexander and Steve Markham.

Mr. Alexander explained that Big Buns has a second entrance that has limited exposure to the public because it is tucked away in a corner of the shopping center. The proposed sign would be for that second entrance. The applicant confirmed that the kelvin level for the new sign is 3500 which is equivalent to the kelvin level on the first sign.

Mr. O'keefe commented about the placement of the sign stating that when comparing it to the Fresh Market sign on the opposite side the Big Bun sign looked lower and not centered. The applicant replied that the proposed Big Bun sign is leveled with the 1st Big Bun sign but had no problem with leveling the proposed sign with the Fresh Market sign. The board provided different options to make the sign look centered.

Mr. Cheselka made a motion to approve a new building-mounted sign for Big Buns, located at 142 Branch Rd SE, Docket No. PF-15020741-BAR, in the AE, Avenue East zoning district with the provision that the base of the proposed sign is at the same height as the base of the Fresh Market sign on the opposite elevation.

Motion: Mr. Cheselka

Second: Mr. O'Keefe

Motion Carried

[BAR24-549](#) 386 Maple Ave E - Vienna Gun & Gold - Sign

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.

Applicants Present: Aram Porter & Peyman Eskandari

Ms. Abaied stated that the applicant installed the sign before getting approval from the board. They are here today to come into compliance with their zoning violation. The sign matches with what was previously there. A picture was provided to the board by staff showing the existing sign.

Mr. Penati made a motion to approve the 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, as submitted.

Motion: Mr. Penati

Second: Mr. O'Keefe

Motion Carried

[BAR24-550](#)

386 Maple Ave E - Vienna Gun & Gold - Exterior Modifications

Request approval of the addition of metal security bars, for Vienna Gun & Gold, located at 386 Maple Ave E, Docket No. PF-1434495-BAR, in the AE, Avenue East zoning district, filed by Peyman Eskandari, Deal Hunter Estate Sales LLC, business owner.

Applicants Present: Aram Porter & Peyman Eskandari

Mr. Porter stated that the business was broken into a few months ago. The ATF and local police recommended that the business install security gates on their windows. The business owners felt they weren't in a position to wait due to the security concern so they contracted an individual to fabricate and install the window gates. Mr. Cheselka and Mr. O'Keefe were not fans of having security bars on Maple Ave but understood the security need for it. Mr. Cheselka noted that the white color for the security bars blends better than if the color were to be black. Mr. O'Keefe asked the applicants if they thought about the idea of installing the bars inside the windows for less exposure to which Mr. Eskandari responded that they also have bars inside the windows but are less secure because they are drilled into the drywall. Having the bars outside the windows lets the intruders know that the place is secured. After further discussion on other options the business owners can put in place such as an alarm system etc, a motion was in order.

Mr. Cheselka made a motion to approve the addition of metal security bars, for Vienna Gun & Gold, located at 386 Maple Ave E, Docket No. PF-1434495-BAR, in the AE, Avenue East zoning district, filed by Peyman Eskandari, Deal Hunter Estate Sales LLC, business owner, as presented.

Motion: Mr. Cheselka

Second: Mr. Penati

Aye: Mr. Cheselka, Mr. Penati, Ms. Hanley

Nay: Mr. O'Keefe

Motion Carried

8:01 p.m – Item 1 was called again

Item No. 1: Request for approval of two new building signs and a tenant panel replacement for Dar Mariam located at 107 Maple Ave W, Docket No. PF-1509623-BAR, in the AC, Avenue Center zoning district; filed by Chang Lee, Samsung Sign and Awning, Project Contact.

Applicants present: No one was present.

The board voiced their concerns with the color of the raceway.

Mr. O'Keefe made a motion to defer the request for two new building signs and a tenant panel replacement for Dar Mariam located at 107 Maple Ave W, Docket No. PF-1509623-BAR, in the AC, Avenue Center zoning district; filed by Chang Lee, Samsung Sign and Awning, Project Contact.

Motion: Mr. O'Keefe

Second: Mr. Cheselka

Motion carried

Other business:

- Discussion on Vienna Market submitting for a work session before the December BAR

meeting.

- Mr. Cheselka announced he is resigning from the Board of Architectural Review as of January 2025.
- Outdoor dining guidelines – staff is working on a draft to provide to the board in December.

Old Business:

Request approval for exterior modifications/ outdoor dining for Café 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.

The item was approved in October 2025, however, the language on the BAR order needed to be amended on the record. The item was approved tonight with a vote of 4-0 on the recommendation that the applicant return to the BAR for the exterior lighting and signage approval.

Meeting Adjournment

The meeting was adjourned at 8:16 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.