



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: November 21, 2024

Re: **Item No. 2 -Docket No. PF- 15020741-BAR**
Big Buns - 142 Branch Rd SE
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.

In 2021, the Board approved building-mounted signs for Big Buns facing Maple Ave W. However, a sign facing Branch Rd SE was not proposed at that time as the code in 2021 only allowed a building-mounted sign on a "...corner building, on that portion of the side street wall within 50 feet of the principal street." (18.184.C.1, Vienna Zoning Code prior to January 1, 2024). The corner of the building in which Big Buns is located is greater than 50 feet from Maple Ave W. Effective January 1, 2024, the zoning code was updated to remove this restriction, permitting corner building-mounted signs without distance limitations. This change provides businesses with greater flexibility for signage visibility.

The applicant proposes installing a 10.73 square foot building-mounted internally lit sign facing Branch Rd SE. This sign will feature 15 ½-inch high White Acrylic channel letters with trim in Teal (PMS 325C) displaying the text "BIG BUNS". The application shows the lighting level for the lumens at 108 and Kelvins at 4500K. The applicants' drawings state the correct proposal for the Kelvins at 3500K. The sign will be mounted to the building façade per building code standards. The proposed sign will mirror the existing Big Buns sign.

***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.***

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – Sign Rendering
 04 – Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) the application requesting 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. (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.