



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: February 19, 2026

Re: **Item No. 05 - Docket No. PF-1991049-BAR  
134 Maple Ave W - Signs**

**Request approval of new wall signs for Gem Park located at 134 Maple Ave W, Docket No. PF-1991049-BAR, in the AC Avenue Center zoning district; filed by Pasang Magar, Signarama Tysons Corner, Project Contact.**

The applicant is proposing two (2) new wall signs for the tenant space located at 134 Maple Avenue West.

### Front Elevation Wall Sign (Maple Avenue West Frontage)

The first wall sign will be located on the building elevation facing Maple Avenue West and will measure 22.75 square feet. The proposed sign consists of internally illuminated channel letters spelling "gem park" in white acrylic lettering. The channel letters will be mounted on a raceway and will have illumination levels of approximately 3,500 Kelvins with 105 lumens per module.

### Rear Elevation Wall Sign (Parking Lot Frontage)

The second wall sign, also measuring 22.75 square feet, will be located on the rear building elevation facing the parking lot. The sign will consist of white acrylic channel letters spelling "gem park." This sign will be flush mounted directly to the façade and will not be illuminated.

***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 Renderings  
                              04 – Relevant Code Section

***Recommended motion:***

I move to (approve/defer/deny) the application requesting new wall signs for Gem Park located at 134 Maple Ave W, Docket No. PF-1991049-BAR, in the AC Avenue Center zoning district; filed by Pasang Magar, Signarama Tysons Corner, 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.