



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: November 20, 2025

Re: **Item No. 8 – Docket No. PF-1917103-BAR**
Charming Nail Spa – 346 Maple Ave W
Sign

Request approval of an updated sign for Charming Nail Spa, located at 346 Maple Ave W., Docket No. PF-1917103-BAR, in the AW, Avenue West district; filed by Phuong Phan, Charming Nail Spa, Business Owner.

The applicant proposes an update to the existing wall sign at 346 Maple Ave W, formerly Organic Nails & Spa. The proposed modification includes replacing the word “Organic” with “Charming” in white acrylic channel letters, while retaining the existing “Nails” and “Spa” text. The channel letter sign will be mounted on a raceway painted to match the building façade. The proposed illumination for the sign is 3000 Kelvins.

Please note, the Jades Shopping Center does not currently have a master sign plan.

Attachments: 01 – Staff Report
02 – Application and Authorization
03 – Sign Rendering
04 – Shopping Center Signs
05 – Relevant Code Section

Recommended motion:

I move to (approve/defer/deny) the request for an updated sign for Charming Nail Spa, located at 346 Maple Ave W., Docket No. PF-1917103-BAR, in the AW, Avenue West district; filed by Phuong Phan, Charming Nail Spa, Business Owner. (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.