



# Town of Vienna

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## Meeting Minutes Board of Architectural Review

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Thursday, December 20, 2018

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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### Regular Meeting

#### 1. Roll Call

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, Michael Cheselka, and Patty Hanley. Staff members Andrea West, Planner, and Sharmaine Abaied, Board Clerk were present.

Ms. Abaied called roll with Roy Baldwin, Laine Hyde, Paul Layer, Michael Cheselka, and Patty Hanley being present

#### 2. Approval of Minutes

Mr. Cheselka made a motion to approve the meeting minutes from November 2018

Ms. Hanley seconded the motion

Motion: Cheselka  
Second: Hanley  
Approved: 5-0

#### 3. Regular Business

307 Maple Ave W - SOS Ortho - Façade Sign

Request for approval of a new wall sign for SOS Ortho Specialized Orthopedic Services located at 307 Maple Ave W, Building F, (Docket No. 71-18-BAR), in the C-1 zoning district; filed by Adam Ehrlich, Green Graphic Signs, sign agent.

Mr. Adam Ehrlich was present to represent the sign application.

Ms. Hanley asked if they would be turned off at night. Mr. Ehrlich stated they were solar cell based and can be manually controlled.

Mr. Baldwin asked how bright the 95 lumens and 3500 kelvins would be. Mr. Ehrlich stated they were dimly lit signs with only enough light to accentuate the patterns of the logos. The color of the sign will mute the light. Mr. Baldwin asked if there was a possibility for another tenant to come in and want a sign. Mr. Ehrlich stated both tenants were partners in the building and they occupy the offices in the building with no other space available. Mr. Baldwin then asked if there was a sub-lessee in the future would there be space for a sign to which Ms. West stated there would be space for another sign and it could be placed between the two proposed signs. There was continued discussion regarding another potential tenant.

Ms. Hyde made a motion that the request for approval of a new wall sign for SOS Ortho Specialized Orthopedic Services located at 307 Maple Ave W, Building F, (Docket No. 71-18-BAR), be approved as submitted.

Motion: Hyde  
Second: Baldwin  
Approved: 5-0

307 Maple Ave W - NOVA Dental Care - Façade Sign

Request for approval of a new wall sign for NOVA Dental located at 307 Maple Ave W, Building F, (Docket No. 72-18-BAR), in the C-1 zoning district; filed by Adam Ehrlich, Green Graphic Signs, sign agent.

Mr. Adam Ehrlich was present to represent the application

The board reviewed the sign materials

Mr. Cheselka made a motion that the request for approval of a new wall sign for NOVA Dental located at 307 Maple Ave W, Building F, (Docket No. 72-18-BAR), be approved as submitted

Motion: Cheselka  
Second: Baldwin  
Approved: 5-0

233 Maple Ave E - Elite Tutoring Place - Façade Sign

Request for approval of a new wall sign for Elite Tutoring Place located at 233 Maple Ave E, (Docket No. 69-18-BAR), in the C-2 zoning district; filed by Faramarz Rafiei, business owner.

Mr. Faramarz Rafiei was present to represent the application.

Mr. Cheselka stated he liked the sign. He continued stating that going forward, since there is no master plan, the board needs to be aware of the color and style as business desire to change the signs at that shopping center.

Ms. Hyde requested to see the letter from the landlord to clarify that it states they are approving a sign, not that specific sign. Ms. West stated that she requested the applicant give something in writing from the landlord approving the application. The letter on record was what had been provided by the applicant. Ms. Hyde then stated she wanted to point out that all the signs were either blue or a blue gray, but the sign applied for is red and is introducing something completely different.

Mr. Baldwin asked for the lighting specifications. Ms. West stated there would be no kelvins as the sign is red LED and the lumen output, around 100, would be similar to the other signs in the shopping center.

Mr. Layer commented on future applications for that shopping center and having a theme that would be consistent with what is currently at that location

Mr. Cheselka made a motion that the request for approval of a new wall sign for Elite Tutoring Place located at 233 Maple Ave E, (Docket No. 69-18-BAR), be approved as

submitted.

**Motion:** Cheselka

**Second:** Baldwin

**Approved:** 5-0

414 Maple Ave E - KIN Properties - Façade Renovation

Request for approval of exterior modifications (façade renovation) for KIN Properties C/O Hareef LLC located at 414 Maple Ave E, (Docket No. 73-18-BAR), in the C-1 zoning district; filed by Sammy Salem, of Kin Properties.

Mr. Sammy Salem was present to represent the application

Mr. Hyde asked if Leslie's Pool canopy could be changed to match the new canopy. Mr. Salem stated their canopy was the corporate colors so it would not be changed, but he had put in the request that they put in a new canvas since the current canvas was not in good shape.

Ms. Hanley asked how the awning would be constructed. Mr. Salem stated it would be mechanically fastened to the building. Ms. Hanley then asked what the depth would be, Mr. Salem stated six feet. Ms. Hanley encouraged Mr. Salem to ensure his contractors follow the manufactures guidelines when constructing the awning to ensure it was done properly.

Mr. Baldwin made a motion that the request for approval of exterior modifications (façade renovation) for KIN Properties C/O Hareef LLC located at 414 Maple Ave E, (Docket No. 73-18-BAR), be approved as submitted.

**Motion:** Baldwin

**Second:** Hanley

**Approved:** 5-0

127 Maple Ave W - Orange Theory Fitness - Window Graphic

Mr. Layer called for the representative for agenda item 5, but no one was present to represent the application so the item was deferred to the next meeting.

234 Maple Ave E - Shin Se Kai Ramen - Exterior Modifications

Request for approval of exterior modifications (paint) for Shin Se Kai Ramen located at 234 Maple Ave E, (Docket No. 70-18-BAR), in the C-1A zoning district; filed by Zion Construction (Mr. Ben Kim) and Mr. Kevin Jin Choe, general manager, Shin Se Kai Ramen.

Mr. Ben Kim was present to represent the application.

Mr. Baldwin asked why the owner felt it was okay to vary from the approved application. Mr. Kim felt there was mis-communications. Mr. Baldwin stated that from reading the letter by the owner he wanted to make clear that neither the board nor the staff were the reason his restaurant was delayed in opening. Mr. Baldwin did state that it was an improvement. He continued by asking Mr. Kim to convey to the business owners that if they want to make any further changes in the future they need to call staff.

Mr. Layer inquired about the material behind the sign as it appeared to bowing. Mr. Kim said he didn't know why the material already showed deterioration, but that they had

repaired and fixed it. Mr. Layer clarified that he was asking about the planking behind the sign. Mr. Kim said it may have been due to the metal flashing and that there needs to be more caulking. Mr. Layer stated that part of the review for the board is to look at the materials in terms of longevity.

Ms. Hanley asked if there were changes made to the panels and if they had taken them all off and put back on and Mr. Kim said yes.

Mr. Baldwin made a motion that the request for of exterior modifications (paint) for Shin Se Kai Ramen located at 234 Maple Ave E, (Docket No. 70-18-BAR), be approved as submitted

**Motion: Baldwin**

**Second: Hyde**

**Approved: 5-0**

260-280 Cedar Ln SE (131 Patrick St SE) - Cedar Park Shopping Center - Exterior Modifications

Request for approval of exterior modifications for Cedar Park Shopping Center located at 260 - 280 Cedar Ln SE (131 Patrick St SE), (Docket No. 68-18-BAR), in the C-1 zoning district; filed by First Washington Realty, Inc., property owners.

Mr. Bob Brandt, Mr. Kip Happ, and Mr. Gregory Zike were present to represent the application

Ms. Hanley asked for explanation of the rendering in regards to what, when, and where. Mr. Brandt asked for the architect, Mr. Kip Happ, to come up to answer the question.

Mr. Happ started by explaining the materials for the façade as well as the columns that would be poured concrete with the exception of the existing brick columns. Mr. Layer inquired about the materials for the columns and the color. There was continued discussion regarding the columns, the concrete color and the finish.

Ms. Hanley asked if the walkway would be stamped and if it would stay in the natural color. Mr. Happ stated it would be stamped and would stay in the natural color.

Mr. Baldwin stated he felt that the spacing of the bollards were too far apart and asked if they could be put closer together. Mr. Happ stated they could look into that as well as putting in security planting instead of bollards to have more greenery. Mr. Layer asked how they would feel about planter barriers. Mr. Gregory Zike stated they would prefer to get the bollard spacing correct. Due to the Virginia weather, keeping the plants maintained properly may be difficult. He said they would limit planting barriers to the high impact areas where there is future outdoor seating. There was continued discussion regarding the safety spacing of the bollards.

Mr. Baldwin asked about the landscape plan and the grove of about two dozen trees on the backside of the property. Mr. Brandt stated that was in efforts to bring the property up to current code in respect to tree coverage. There was continued discussion regarding the landscape plan. Mr. Baldwin also encouraged the applicants to reach out to the town arborist concerning the planting of Virginia Magnolias due to their size at maturity.

Ms. Hyde asked if they would be painting the BB&T building. Mr. Happ stated that was correct. Ms. Hyde also asked if anything would be done at the back. Mr. Happ stated

everything would be at the front, but they would like to replace the current canopy awning similar to what was proposed for the Mc Donald's. Mr. Zike stated they would also repaint the back.

Ms. Hanley asked if the concrete parking, showed in the rendering, would be the actual parking spaces. Mr. Happ stated no, it would be the paved asphalt and there was an error in the rendering.

Mr. Cheselka asked if the monument sign was included in the package. Mr. Zike stated they were still working on signage and were hoping to be able to get before the board again with full signage to include a master sign plan, bollard information, colors, sample boards, etc in February.

Ms. Hanley made a motion that the request for approval of exterior modifications for Cedar Park Shopping Center located at 260 - 280 Cedar Ln SE (131 Patrick St SE), (Docket No. 68-18-BAR), be approved as submitted.

Motion: Hanley

Second: Hyde

Approved: 5-0

#### 4. New Business

#### 5. Meeting Adjournment

Mr. Cheselka made a motion to adjourn the meeting. Mr. Baldwin seconded the motion. The meeting adjourned at 9:20 PM.

Respectfully submitted by,

Sharmaine Abaied  
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.*