



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, April 10, 2025

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, April 10, 2025, at 7:30 p.m. in Town Hall, 127 Center St S, Vienna, VA 22180.

Roll Call: Ms. Couchman, Ms. Shelly, Mr. O'Keefe, and Ms. Hanley were present.

Absent member: Mr. Penati

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

Approval of the Minutes

The March 20, 2025, BAR regular meeting minutes were accepted into the record with an amendment.

Regular Business:

[BAR25-587](#)

513 Maple Ave W - Trippy Smoke Shop - Sign

Item No. 1: Request approval of a new sign for Trippy Smoke Shop, located at 513 Maple Ave W., Docket No. PF-1552739-BAR, in the AW, Avenue West zoning district; filed by Gloria Walker of Signarama, Project Contact.

Applicant present: Devore Goldsman

The applicant initially proposed a sign below eye level but was advised by the board to consider a different placement. They have returned with a new application to place the sign in a better location. Prime Learning agreed to remove their panel to make space for the new smoke shop sign. The new sign will use the existing panel structure, lighting, and color — only the face of the sign (the plastic piece) will be replaced. With no public comment a motion was in order.

Mr. O'Keefe made a motion to approve the request for a new sign for Trippy Smoke Shop, located at 513 Maple Ave W., Docket No. PF-1552739-BAR, in the AW, Avenue West zoning district, as submitted.

Motion: Mr. O'Keefe

Second: Ms. Couchman

Motion Carried

[BAR25-589](#) 527 Maple Ave E - VHC Health - Sign

Item No. 2: Request approval of a new sign for VHC Health, located at 527 Maple Ave E., Docket No. PF-1660782-BAR, in the AE, Avenue East zoning district; filed by Gary Brent of MG Permits, LLC., Project Contact.

Applicant present: Gary Brent

Mr. Brent stated that the business is proposing to replace an existing illuminated channel letter sign mounted to a raceway. Due to legal reasons, "Physicians" must be removed from all signage, and the business is rebranding to "VHC Health." The new sign will be smaller (26 sq. ft. compared to the previously approved 36 sq. ft.), using white acrylic letters with green and blue perforated vinyl that appear white when lit at night. The electrical specifications (3500K LED temperature and 150 lumens) meet town standards, and the replacement sign will be installed in the same location.

The applicant clarified that the sign modification only affects the top portion, not the black background at the bottom (which just appears darker at night). The green vinyl is translucent, and the blue vinyl is perforated so the "Health" portion lights up white at night. With no public comment a motion was in order.

Ms. Shelly made a motion to approve the request for a new sign for VHC Health, located at 527 Maple Ave E., Docket No. PF-1660782-BAR, in the AE, Avenue East zoning district; filed by Gary Brent of MG Permits LLC, as submitted.

Motion: Ms. Shelly

Second: Mr. O'Keefe

Motion Carried

[BAR25-590](#) 340 Maple Ave W - Shilla Bakery - Sign

Item No. 3: Request approval of new wall signs for Shilla Bakery, located at 340 & 342 Maple Ave W., Docket No. PF-1663888-BAR, in the AW, Avenue West zoning district; filed by Justin Yoon, Canaan Enterprise Inc., Project Contact.

Applicant present: Michelle Yoon.

The applicant is proposing to install two white signs for their two units: one for the business name "Sheila" and one for "Bakery and Café." The signs will use the same blue Mediterranean background as the rest of the strip and will be illuminated in white, with no additional colors.

Ms. Hanley commented that the proposed signage, with "Sheila" in a larger font and "Bakery and Café" smaller, made it look like two separate storefronts. She suggested possibly adding a logo to connect the signs visually, but the applicant clarified they are no longer using their old logo. Ms. Hanley also suggested that if a new logo is created in the future, the raceway could be extended to accommodate it.

Ms. Couchman asked about the bakery located in Annandale. The applicant confirmed that this bakery is the same business as the one in Annandale, but the Vienna location will use the new updated branding, and the Annandale signage will eventually be updated as well. It was noted that the font size difference between "Sheila" and "Bakery and Café" might cause confusion, and suggested considering future logo integration for a more cohesive look. The applicant understood the feedback and mentioned she could discuss possible changes with the decision-makers. Staff clarified that if revisions are needed after approval, a modified application can be submitted to the board later. The applicant agreed to consult with their sign company to keep future logo adjustments in mind for marketing consistency.

Ms. Shelly made a motion to approve the request of new wall signs for Shilla Bakery, located at 340 & 342 Maple Ave W., Docket No. PF-1663888-BAR, in the AW, Avenue West zoning district; filed by Justin Yoon, Canaan Enterprise Inc., as submitted.

Motion: Ms. Shelly

Second: Mr. O'Keefe

Motion Carried

[BAR25-591](#) 314 Maple Ave W - Dunkin' - Sign

Item No. 4: Request for approval of a wall sign for Dunkin', located at 314 Maple Ave W, Docket No. PF-1638935-BAR, in the AW, Avenue West zoning district, filed by Rick Flather, Developing Solutions, project contact.

Applicants present: Christian Cabral & Andy Cabral.

The item was deferred from the previous board meeting. The discussion tonight focuses primarily on lighting specifications, specifically the color temperature (Kelvins). The main concern raised was the color of the lighting rather than the brightness. The board indicated that 3500 Kelvins is the maximum acceptable temperature, and although the brand representatives were initially hesitant to meet that specification, they ultimately agreed if it is required by the board. There were public comments for this item.

Ms. Couchman made a motion to approve the request for a wall sign for Dunkin', located at 314 Maple Ave W, Docket No. PF-1638935-BAR, in the AW, Avenue West zoning district, filed by Rick Flather, Developing Solutions, with the condition that the lighting is changed to the 3500 Kelvin requirement for the town.

Motion: Ms. Couchman

Second: Mr. O'Keefe

Motion Carried

[BAR25-592](#) 800 Maple Ave E - Westwood Country Club - Exterior Modification

Item No. 5: Request approval for installation of a storage shed and concrete pads for Westwood Country Club located at 800 Maple Ave E, Docket No. PF-1523359-BAR, in the RS-16, Residential Zoning district, filed by Bryan Stone of Westwood Country Club, project contact.

Applicants present: – Brian Stone & David McGregor.

The applicant stated that the storage shed is a cold, dry storage building from Pioneer Pole Buildings, built on a concrete pad. It is located next to four outdoor clay tennis courts but is largely hidden from public view unless one is on the courts or approaching the maintenance building. The building is a 20-by-50-foot pre-engineered metal structure totaling 1,000 square feet. It has no lighting or plumbing and includes a garage bay door suitable for moving equipment like a skid steer, as well as a standard access door. Both doors are white, matching the exterior trim, and specifications have been provided.

Ms. Hanley asked for the height of the garage door. The discussion clarified that the garage door for the building is a 9-foot-tall by 8-foot-wide overhead door, which is larger than a typical residential garage door (usually around 7 feet tall). This size was recommended to accommodate moving pallets and similar equipment. The door specifications are included in the presentation, and while the building itself has a relatively low wall height of 10 feet, the door fits just under that limit. Ms. Hanley asked for the roofing material. The applicant stated that the roofing material is aluminum metal. There were public comments for this item.

Mr. O'keefe made a motion to approve the request for the installation of a storage shed and concrete pads for Westwood Country Club located at 800 Maple Ave E, Docket No. PF-1523359-BAR, in the RS-16, Residential Zoning district, filed by Bryan Stone of Westwood Country Club, as submitted.

Motion: Mr. O'Keefe

Second: Ms. Couchann

Motion Carried

[BAR25-593](#) 176 Maple Ave W - Electric Bull - Outdoor Dining

Item No. 6: Request approval of exterior modifications to include string lights, umbrellas, space heaters, painting of the façade, and revisions to the tables and chairs for Electric Bull, located at 176 Maple Ave W, Docket No. PF-1610163-BAR, in the AC, Avenue Center zoning district, filed by Steve Kenney, RV Architects, project contact.

Applicants present: Stephen Kenney.

Mr. Kenney provided an update on changes made to a previous submission that included the following:

- Originally, there was a retractable awning, wall-mounted heaters, and string lights.
- Now, the awning has been replaced with two umbrellas (one 10x10 feet, the other 8.5x8.5 feet).
- Wall-mounted heaters were replaced with freestanding units placed centrally.
- String lights are now supported by stakes in boxes filled with dirt, similar to another location.
- The facade was originally going to be painted black, but black was found to be unsuitable for EFIS, so a darker gray was chosen instead.
- Upon comparing samples with the existing colors at a location called Saray, they opted to match those same colors.

Mr. Kenney and Ms. Abaied clarified a mix-up regarding the type of tables and chairs chosen for the outdoor dining area:

- The business owner selected a different table and chair set from what was previously approved.
- This change wasn't communicated, and Mr. Kenney acknowledged it was likely a misunderstanding from his office.
- He confirmed that the original, approved set includes a faux marble table and a specific style of metal chairs with a swoop design.
- The current materials shown were mistakenly reprinted and are not new or approved changes.
- The board agrees that the motion should reflect only the previously approved furniture.
- The board referred back to the February meeting, where the correct tables and chairs were approved.

There was a discussion about the proposed heaters. The discussion on heaters clarified the following:

- The heaters are mobile units with rollers, not fixed installations.
- They can be moved as needed within the designated seating area, but must stay out of ADA pathways.
- Approval is for the type and use of heaters, not their specific placement.
- As long as the floor plan shows they meet safety and accessibility criteria, their exact location can vary.

Ms. Couchman asked about the retractable awning, and the following was stated:

- The business has completely abandoned the retractable awning in favor of umbrellas, due to previous feedback.
- String lights will now be supported by stanchions placed at the four corners, set in planter boxes filled with gravel at the bottom and dirt with mulch on top.
- The setup avoids using visible rocks to prevent kids from throwing them at windows.
- Although some expressed concerns about stability and the need for cables or more secure bases, the design team feels confident since this system has been used successfully at another location owned by the same person.
- The plan does not include more permanent or anchored solutions (like concrete footers

or aircraft cables), but it's been accepted as sufficient for their needs.

The cantilevered umbrella was up for discussion. The discussion centers on the placement and appearance of cantilevered umbrellas and their bases, along with associated barriers at a shopping center. The standard umbrella base (32x32 inches, 8 inches tall, filled with sand or water) is placed between planters to prevent obstruction or tripping. A debate occurs over whether the railing should be inside or outside the planter, with aesthetic preferences leaning toward the outside. There's also confusion about clearance under the railing (only 4 inches), making it difficult to fit the umbrella base beneath. Updates to the project renderings (Rev 2 and possibly Rev 3) show minor layout changes, causing some discrepancy between what's been emailed and what's presented at the meeting. The current umbrella color is confirmed as Benjamin Moore HC-166 "Kendall Charcoal," matching Seray's façade, and it's agreed that the furniture remains unchanged from the original approval. With no further concerns or public comment, a motion was in order.

Mr. O'Keefe made a motion to approve the request for exterior modifications to include string lights, umbrellas, space heaters, and the painting of the façade for Electric Bull located at 176 Maple Ave W located at 176 Maple Ave W, Docket No. PF-1610163-BAR, in the AC, Avenue Center zoning district, with the conditions that the specified color is Benjamin Moore HC-166 Kendall Charcoal, the railing facing the parking lot is aligned with the outside of the planter boxes, and the umbrella base is placed inside the railing.

Motion: Mr. O'Keefe

Second: Ms. Shelly

Motion Carried

Meeting Adjournment

Other Business:

- Ms. Abaied thanked the board for their hard work in putting together the Outdoor Dining Made Easy document just in time for the outdoor dining season.
- Reminder of our upcoming work sessions on April 22, 2025, at 8 am with Clanton and Associates and April 30, 2025, at 8 am with Navy Federal Credit Union.

The meeting adjourned at 8:21 p.m.

Yaska Camacho Castillo

Clerk to the Board

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