



Memorandum

To: Board of Architectural Review
From: Andrea West, Planner
Meeting Date: September 20, 2018
Re: Item No. 5 - Docket No. BAR-47-18
Shin Se Kai Ramen - 234 Maple Ave East

ITEM No. 5: Request for exterior modifications for Shin Se Kai Ramen at 234 Maple Ave E (Docket No. PF-47-18-BAR), in the C-1A zoning district; filed by Zion Construction Inc.

The applicant is requesting approval to sheath the Maple Ave façade of the existing commercial brick and stucco structure in tile, paint the side façades white, and replace the light fixtures. The Board of Architectural Review approved the original brick and stucco façade in 1989 for a Chase Bank location. Signs for Shin Se Kai Ramen were approved by the Board in July 2018.

The facade is proposed to be sheathed in three different tile materials: Aqua Guard Waterproofing Wood-Based Laminate (lightest color), Ashford Porcelain Tile (mid-tone), and Glazed Porcelain Stoneware (darkest shade). The string courses are painted in acrylic latex black paint. The light fixtures are bronze gooseneck, barn-style, with a 16" shade; four fixtures are proposed. A white exterior paint is proposed for the side façade walls.

Background

The sheathing proposed in this application has been partially installed by the applicant prior to Board approval. On August 27, 2018 when work exterior work without permits was observed, the work was stopped by Town of Vienna Zoning Enforcement. The applicant was notified at that time of the requirement for Board of Architectural Review approval, and possibly building permits, for all commercial exterior modifications in the Town of Vienna. The applicant's contractor, Zion Construction, submitted a partial application to the BAR.

On Monday, September 10, 2018, Planning and Zoning staff observed that additional work was completed on the exterior of the façade, and a Notice of Probable Zoning Violation was issued on September 13, 2018, pending the outcome of the September 20, 2018 Board of Architectural Review



meeting. The Town of Vienna will not issue a Certificate of Commercial Occupancy until the applicant has resolved all Planning and Zoning, and building permit matters.

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This staff report is not an approval.

Applicants should 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.