



Memorandum

To: Board of Architectural Review

From: Kelly O'Brien, Principal Planner

Meeting Date: October 21, 2021

Re: **Item No. 1 – IDT Docket No. PF-555101-BAR
Dulles Kitchen & Bath - 211 Mill Street NE
New Sign and Building Modification**

Request for approval of a sign and building modification for Dulles Kitchen and Bath, located at 211 Mill Street NE, Docket No. PF- 555101-BAR, in the CM Limited Industrial zoning district, filed by Mustafa Ozdemir of Dulles Kitchen & Bath.

The operator of Dulles Kitchen & Bath is requesting approval for a new sign to replace the two existing sign cabinets on the front façade of the brick building. Dulles Kitchen & Bath will be using both units within the building.

At the June 2021 meeting, the Board was unable to hear the item because no representative attended the meeting.

At the August 2021 meeting, the Board deferred the case, requesting that the applicant investigate reducing the size of the sign to allow space between the architectural features above and below the sign by 3 or 4 inches on the top and bottom. The Board also recommended the applicant consider using the same font for Kitchen and Bath, scale the size of the sign down to be more appropriate for the building.

The applicant's latest submittal proposes backlit illuminated channel letters. "DULLES" is in blue and "KITCHEN & BATH" is in red. The letters are generally 24" tall with the

***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.***

“11” in DULLES proposed as 28”. The area on the building that the sign is proposed is 38” high.

The sign rendering shows the building changing from brick to white, however, no paint sample was provided at the time of staff report.

On Friday, October 15, 2021, staff received a call that work was being done on the building and the zoning compliance officer went to the site to investigate. It appears white tiles were being installed on the existing brick façade and the sides and rear were painted blue. It also appears the windows were replaced and the brick lintels on the front were damaged.

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.