



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, February 15, 2018

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Regular Meeting

1. Roll Call

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

Mr. Layer stated for the record that the December minutes should reflect that Layer and Sawaya were absent and the vote was a 3-member vote.

Mr. Layer also stated for the January meeting minutes a correction for agenda item 1. The owner stated her name was Tammy, but her legal name is Sumotita Disaywathana.

2.

Request for approval of façade signage for Vienna Tax & Accounting located at 527 Maple Avenue East, (Docket No. BAR-11-18), in the C-1 Local Commercial zoning district; filed by Jason Alexander, sign agent.

Mr. Jason Alexander was present to represent the sign. Mr. Alexander stated it would be the last of the square footage allowed for signs for that property. Mr. Alexander then gave a brief description of the sign.

Ms. Hanley asked that in the application he has stated he has the owner's approval for the sign and she asked if it was the owner of the property or the owner of the business. Mr. Alexander stated it was the approval of the owner of the property, Maris Angolia.

Ms. Hanley then inquired about the name of the business stating certified public accounts when a person is a certified public accountant and not a business. Mr. Alexander stated he was given a registered business name and a logo. Mr. Baldwin asked for the legal name of Vienna Tax & Accounting. Mr. Alexander stated it was Vienna Tax & Accounting Certified Public Accountants, LLC. There was continued discussion regarding a person as a CPA vs. a business as a CPA.

Mr. Baldwin stated his concern for the varying colors that he believed would clash with the signs that are currently on the building. He stated it would be better to use the reds and blues. Mr. Alexander stated that he created 3 other signs on the building and could speak for the colors of those signs stating the blue in Karin's Florist, C2 Education, and Inova are the same as the blue for Vienna Tax & Accounting. He also stated the red in Vienna Tax & Accounting is not as deep as the C2 Education. Mr. Baldwin then asked if the red check mark in the sign is different from the other red in the sign and Mr. Alexander stated it was not different. Mr. Baldwin stated he wanted to make sure the red and blue of the sign were compatible with the other signs at the top.

Mr. Baldwin also inquired about the Town Attorney weighing in on the legality of the name

of the sign. There was some discussion about the name and the other business's in town with certified public accountants listed in the business name and on the sign.

Mr. Layer asked if Tax & Accounting could be changed to blue so it was harmonious with other signs and Mr. Alexander was amendable to that suggestion. Mr. Baldwin then asked if the Tax & Accounting would be the same blue as the letters of Vienna and Mr. Layer stated that was correct. Mr. Layer stated also asked if the Tax & Accounting portion could be reduced in size so it did not appear to be its own sign and to bring it in line with the other signs. Mr. Alexander stated

Ms. Hyde made a motion that the request for approval of façade signage for Vienna Tax & Accounting located at 527 Maple Avenue East, (Docket No. BAR-11-18), be approved with modifications that the words Tax & Accounting be changed to the same blue used in the word Vienna and that the applicant bring in a revised drawing with the Tax & Accounting box showing decorative routing.

Motion: Hyde
Second: Baldwin
Approved: 4-0

Request for approval of window signage for Body and Brain of Vienna located at 123 Church St NW, (Docket No. BAR-10-18), in the C-1B Pedestrian Commercial zoning district; filed by Paula Pierce, business representative.

Ms. Paula Pierce was present to represent the sign application. Ms. Pierce stated the sign was a vinyl window decal that would be to the left of the door entering the suite.

Ms. Hyde inquired about the awning sign as it had been changed already. She asked Ms. Pierce if the awning sign was part of her application and Ms. Pierce stated it was not. Ms. Hyde then asked if the awning sign had the name of the business and Ms. Pierce stated no, and that the building owner changed it to Yoga & Tai Chi. There was continued discussion about the building owners plan for the awning.

Mr. Baldwin made a motion that request for approval of window signage for Body and Brain of Vienna located at 123 Church St NW, (Docket No. BAR-10-18), be approved as submitted.

Motion: Baldwin
Second: Hanley
Approved: 4-0

Request for recommendation to Town Council regarding compliance with requirements of Article 13.1 of the Town Code for the proposed Vienna Market mixed-use building, as part of Maple Avenue Commercial Zone application, located at 245 Maple Avenue, W, (Docket No. BAR-12-18), in the C-1A Special Commercial zoning district, pending approval for rezoning to the Maple Avenue Commercial Zone; filed by Doug D'Alexander, developer.

Mr. D'Alexander was present to represent the application.

Mr. D'Orazio quickly mentioned that the plans he had given the board members the day of the meeting were the revised landscape plans that had come in that day regarding the site distance. Mr. D'Alexander stated the changes that were made per the recommendation of public works: large trees removed; and low grasses, and bushes added with a max height of 36".

Mr. Layer asked if two of the trees (on Maple Ave.) could be kept and Mr. D'Alexander stated they could not be kept per DPW's request based on the site line. The board discussed the site line issue in reference to the trees that had been removed from the plan. The board then decided that part of their recommendation would include putting the trees back in to the plan.

Mr. Layer inquired about the enhancement of the architectural features. Mr. D'Alexander stated the column lines were not incorporated into the wall as well as they should be. Mr. Layer then asked if they would be further developed and Mr. D'Alexander stated they would be.

Mr. Baldwin asked how the concept plan and elevations for the BAR meeting differ from the work session. Mr. D'Alexander stated they did not change other than additional architectural detail on the main front building. There was further discussion regarding the architectural detail.

There was discussion regarding the parking garage. Mr. D'Alexander stated a tree would be added on the corner at the entrance and Mr. Layer stated it would define the entry. Mr. Baldwin asked if there would be a sign stating Vienna Market and Mr. D'Alexander stated there would not be a dedicated sign for stating Vienna Market, but that the signs would be used for the retailers. There was continued discussion regarding possible signage and art.

There was discussion regarding to what the BAR recommends pertaining to Article 13.1 of the Town Code for MAC Zone applications. Mr. Layer made it clear that the board would only recommend items that pertain to the BAR in reference to Article 13.1 of the Town Code. The board members also discussed with Mr. D'Alexander the glass in reference to the streetscape and the grade of the retail and street were also discussed as part of the board's recommendation.

Ms. Hanley made a motion that the Recommendation to Town Council regarding compliance with requirements of Article 13.1 of the Town Code for the proposed Vienna Market mixed-use building, as part of Maple Avenue Commercial (MAC) Zone application, located at 245 Maple Avenue, W, (Docket No. BAR-12-18) as submitted with the additional landscape plan submitted on 2/14/18, at the Board of Architectural Review Work Session. The trees that were originally along Maple Avenue were removed, based on the north side site line issues, are now recommended to be placed back into the plan. The board further recommends the following enhancements to the proffered elevations:

- Make a concerted effort to match the grade of the retail to the grade of the street. The BAR concurs that the benefit of providing greater conformity at street grade outweighs the loss of glass on the street front, and should be considered in future applications as a revision under the height issue as it pertains to streetscape conformity;
- Provide visual breaks in large bricks, pilasters, signage, or architectural embellishments as addressed on the Pleasant Street side of the building; and to continue around the building as appropriate with land brick facades.

Motion: Hanley
Second: Hyde
Approved: 4-0

3. Approval of the Minutes

NEW BUSINESS:

Mr. Layer spoke on potential for a different review process for the BAR in the future. The board discussed the possible review process change.

MEETING MINUTES:

Ms. Hanley made a motion to approve the meeting minutes from January 2017

Motion:
Approved: 4-0

4. Meeting Adjournment:

Ms. Hyde made a motion to adjourn the meeting. Mr. Baldwin seconded the motion.
Meeting was adjourned at 9:04 pm.

Respectfully submitted by,

Sharmaine Abaied
Board Clerk

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