



Town of Vienna

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Vienna, Virginia 22180
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Meeting Minutes Board of Architectural Review

Thursday, June 21, 2018

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

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 Michael D'Orazio, Deputy Director of the Department of Planning & Zoning, 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 the Minutes:

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

Ms. Hyde seconded the motion

Motion: Cheselka

Second: Hyde

Approved: 5-0

3. Regular Business:

431 Maple Ave W - White Lotus Nails

Request for approval of façade sign for White Lotus Nail Salon located at 431 C Maple Avenue West, (Docket No. BAR-31-18), in the C-1 Local Commercial zoning district; filed by Hai Ton, business owner.

Mr. Hai Ton was present to represent the sign.

Mr. Ton stated he wanted to change the name of the business.

Mr. Baldwin inquired about the existing sign showing Central Nail, but the window signs showed White Lotus Nail. Mr. Ton stated that was just the layout for the application and that Central Nail would not come off until the BAR approved the new sign.

Mr. Baldwin made a motion that the request for approval of façade sign for White Lotus Nail Salon located at 431 C Maple Avenue West, (Docket No. BAR-31-18), be approved as submitted.

Motion: Baldwin
Second: Hyde
Approved: 5-0

503 Maple Ave W - Moon Lake Massage

Request for approval of façade sign for Moon Lake Massage Spa located at 503 Maple Avenue West, Suite B, (Docket No. BAR-32-18), in the C-1 Local Commercial zoning district; filed by Cheng Yi Xue and LeRoy Johnson, business owners.

Mr. Leroy Johnson was present to represent the sign.

Mr. Johnson stated they were just moving the sign from the top of the building to the bottom since they are leasing the entire building.

Ms. Hanley asked if the space where the sign had been was staying and Mr. Johnson stated yes. Ms. Hanley asked staff if a new tenant moved in would the sign conform. Mr. Johnson explained that the top sign would be a plain brown vinyl and the bottom would be the new sign. Ms. West and Mr. D'Orazio stated both sign panels were existing sign panels and would remain for future tenants.

Ms. Hyde made a motion that the request for approval of façade sign for Moon Lake Massage Spa located at 503 Maple Avenue West, Suite B, (Docket No. BAR-32-18), be approved as submitted.

Motion: Hyde
Second: Baldwin
Approved: 5-0

127 Maple Ave W - Orange Theory Fitness

Request for approval of two façade signs for Orange Theory Fitness located at 127 Maple Avenue West, (Docket No. BAR-30-18), in the C-1A Special Commercial zoning district; filed Justin Yoon, Canaan Enterprise Inc. & Star Neon Signs, sign agent.

Mr. Justin Yoon was present to represent the sign

Mr. Yoon stated it was for two façade building signs.

Mr. Baldwin inquired about the "O" in Orange Theory. Mr. Yoon stated it was their logo. Mr. Baldwin asked about the sample colors.

Mr. Cheselka asked if both signs would be illuminated and Mr. Yoon said yes.

Ms. Hanley inquired about the neon lights on the ceiling of the interior of the building. Mr. D'Orazio stated that in terms of neon signage a person is only allotted 1.5 square feet. The question of whether it was signage was dismissed as it was revealed the neon was not signage.

Mr. Cheselka made a motion that the request for approval of two façade signs for Orange Theory Fitness located at 127 Maple Avenue West, (Docket No. BAR-30-18), be approved as submitted

Motion: Cheselka
Second: Hyde

Approved: 5-0

129 Maple Ave W - Nothing Bundt Cakes

Request for approval of one façade signs, freestanding tenant panel replacement, and awnings for Nothing Bundt Cakes located at 129 Maple Avenue West, (Docket No. BAR-34-18), in the C-1A Special Commercial zoning district; filed by Gary Brent of MG Permits, permit manager.

Mr. Gary Brent was present to represent the signs.

Mr. Brent stated the owners proposed to install an illuminated sign on the front façade. Mr. Brent continued by explaining the materials, lumens, the awning details, and the pylon sign panel.

Mr. Layer asked about the awning materials. Mr. Brent gave the details about the awning and the sample was passed to the board members. Mr. Layer asked if there would be illuminations and Mr. Brent said no. There was continued discussion about the sign color and the illumination of the sign. Mr. Layer also inquired about the flower on the sign; Mr. Brent said it was like the channel letters, vinyl applied.

Mr. Baldwin inquired about the awning color. The owners of Nothing Bundt Cakes had a bag made from the awning material, which was shown to Mr. Baldwin.

Ms. Hanley asked if the entire pylon sign, where their sign panel will be located, would be able to be cleaned up. The owners of Nothing Bundt Cakes stated the property owner indicated they would be painting the pylon sign.

Ms. Hyde asked if the other businesses that have panel signs in the pylon sign are still located at the center. The owners of Nothing Bundt Cakes stated neither of the businesses were still located there.

Ms. Hanley made a motion that the request for approval of one façade signs, freestanding tenant panel replacement, and awnings for Nothing Bundt Cakes located at 129 Maple Avenue West, (Docket No. BAR-34-18), be approved as submitted.

Motion: Hanley

Second: Cheselka

Approved: 5-0

212 Cedar Ln SE - Vienna Parks Apartments

Request for approval of freestanding sign for Vienna Park Apartment Homes located at 212 Cedar Lane SE (Docket No. BAR-71-17), in the RM-2 Multi-family, Low Density zoning district; filed by Jennifer Cuffley of Apple Signs, sign agent.

Mr. Andrew Graham was present to represent the sign.

Ms. Hanley asked if the monument sign was moving in a bit and if there would be a landscaping bed around it. Mr. Graham stated that was correct.

Mr. Baldwin asked what "SM" stood for and Mr. Graham stated it was Southern Management. Mr. Baldwin inquired about the extent of the landscaping. Mr. Graham stated the purpose of the landscaping was primarily a barrier of protection. He also stated the sign was to be a property identifier.

Mr. Layer asked which portion of the sign would be illuminated. Mr. Graham stated the SM logo at the top, and the text: Vienna Park, and Apartment Homes.

Mr. Baldwin made a motion that the Request for approval of freestanding sign for Vienna Park Apartment Homes located at 212 Cedar Lane SE (Docket No. BAR-71-17), be approved as submitted

Motion: Baldwin

Second: Hyde

Approved: 5-0

140-160 Maple Ave W - VPAC - Vienna Shopping Center Mural

Request for approval of a mural for Vienna Shopping Center located at 160-180 Maple Avenue West, (Docket No. BAR-26-18), in the C-2 General Commercial zoning district; filed by Midge Biles of the Vienna Public Arts Commission.

Ms. Midge Biles and Mr. Mark Stahl were present to represent the application.

Ms. Hanley asked about the application of the mural on the roof. Mr. Stahl stated the artists would be painting directly on the wall, no applications will be added to the wall. Ms. Biles stated the artists will be using paint that will last a long time. Ms. Hanley asked that caulk lines be avoided as there would be deterioration.

Mr. Baldwin asked if the owners of the buildings with the colloquial names were asked about using those names on the mural. Ms. Biles stated they had not and further discussion ensued. Mr. Baldwin asked if neighbors had been asked about the mural. Ms. Biles stated she had spoken with Ms. Maude Robinson who expressed approval. The business owners have seen the mural and endorsed the mural as well.

Mr. Layer spoke on the names of the buildings and stated they were pejorative and felt that they may not want to memorialize those names on the mural. Ms. Hyde asked if there was reason for identifying the buildings. Ms. Biles stated there was not. Ms. Hyde stated it may be more whimsical to not identify the buildings on the horizon of the mural. There was continued discussion of the naming of the buildings and it was decided that it might be better to not name the buildings on the horizon of the mural.

Ms. Hyde stated that, in terms of the neighbors, the mural does not back up or overlap a residential neighborhood, it is in sight of residential property.

Ms. Hyde made a motion that the Request for approval of a mural for Vienna Shopping Center located at 160-180 Maple Avenue West, (Docket No. BAR-26-18), be approved with the proviso that the building identifications on the skyline be removed and only place names be identified.

Motion: Hyde

Second: Cheselka

Approved: 5-0

200 Maple Ave E - BP Gas

Request for approval of exterior improvements and signage for BP Gas located at 200 Maple Avenue East, (Docket No. BAR-35-18), in the C-2 General Commercial zoning district; Bhoopendra Prakash, PE of the Plan Source Inc., agent for owners TSPP LLC,

ZEE Investments LLC.

Mr. Bhoopendra Prakash was present to represent the application.

Mr. Prakash explained the amount of time and effort that had gone into preparing the site plan and architecture.

Mr. Cheselka stated the structure did not look historic, in the nature of that area. He stated he felt it could have been done better.

Ms. Hanley said that, although she likes that the property will be developed, she felt the same as Mr. Cheselka.

Mr. Baldwin stated that while the owners are entitled to a building they like, he echoed the feelings of his fellow board members. He said it did not appear as ambitious as it should have been as it is sitting at one of the main intersections in the town.

Ms. Hyde stated she agreed as well and that the main building was a lost opportunity to do something much more attractive on that corner.

Mr. Layer asked why the applicant did not come for a work session as that is typical for a building of that nature. Mr. Prakash stated he had worked with staff and spoke about some of the different features he was encouraged to use. He also stated he was not aware that the work session was available to them. Mr. Layer asked if it was not discussed at the time. Mr. D'Orazio stated the project had been in the rezoning process for over a year and the focus was on rezoning and that staff did give guidance on examples of buildings and designs to use. Mr. Layer said he recognized the effort, but that there were things that seemed to be at odds with each other architecturally.

Mr. Layer asked the board for feedback and Mr. Cheselka stated he felt that if there was a work session which different options were presented to discuss. There was continued discussion on some of the features that could be worked on and discussed in a work session. Ms. Hanley also brought up the importance of the lighting when coming to the work session. Mr. Layer asked if there was a standard for lighting and Mr. D'Orazio stated there was not except in the MAC ordinance, which could be used as a reference. Mr. Prakash touched base on a few other features and reasons behind why those features were chosen and further discussion followed.

Mr. David Fisher, owner of the property, stated they only had control of the property until November 2018 so they would like finish things as quickly as possible. He continued stating that after working with staff they thought the design was what would be desired.

Mr. Layer asked about the material used for the canopy to which Mr. Prakash stated was metal. Mr. Layer stated sharpening the imagery before bringing the plans to the work session would be beneficial. There was continued discussion regarding items that the board would like to discuss at the work session.

Mr. Baldwin made a motion that the request for approval of exterior improvements and signage for BP Gas located at 200 Maple Avenue East, (Docket No. BAR-35-18), be deferred, until after a work session.

Motion: Baldwin

Second: Cheselka

Approved: 5-0

4. Meeting Adjournment

New Business:

Board members discussed the date for the work session for 200 Maple. It was decided the Friday June 29th at 8 am would be the best day and time for the work session.

Ms. Hyde commented about the dumpsters at the INOVA site of Vienna Shopping Center are still standing open and never closed. Mr. D'Orazio stated he would reach out to the property manager.

There was discussion regarding lighting.

Ms. Hanley made a motion to adjourn the meeting. Mr. Cheselka seconded the motion. The meeting adjourned at 9:08 PM.

Respectfully submitted by,

Sharmaine Abaied
Board Clerk

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