



# Town of Vienna

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## Meeting Minutes Board of Architectural Review

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Thursday, June 20, 2019

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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### 1. Roll Call

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Laine Hyde presiding as Chair. The following members were present: Roy Baldwin, Michael Cheselka, and Patty Hanley. Paul Layer was absent. Andrea West, Planner, and Sharmaine Abaied, Board Clerk were present.

Ms. Hyde opened the meeting for the Board of Architectural Review and asked for the roll to be called.

#### ROLL CALL:

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

### 2. Approval of Minutes

#### MEETING MINUTES:

Mr. Cheselka made a motion to approve the May 2019 meeting minutes.

Ms. Hanley seconded the motion.

Motion: Cheselka

Second: Hanley

Approved: 4-0

Absent: Layer

### 3. Regular Business

234 Maple Ave E - Shin Se Kai Ramen - Sign

#### ITEM NO. 1:

Request for approval of one replacement tenant panel for Shin Se Kai Ramen located at 234 Maple Avenue East, Docket No. 27-19-BAR, in the C-1A Special Commercial zoning district; filed by James Li, All Kinds of Signs Inc., sign agent.

Mr. James Li was present to represent the application.

Mr. Li stated they wanted to add the color red to the sign and the word Sushi. Ms. West stated the restaurant manager wanted to change the sign to state Sushi as they added it to the menu and he wished to change the color as well, but all other signs would stay the same. There was additional discussion by Board regarding the sign.

Mr. Baldwin made a motion that the request for approval of one replacement tenant panel for Shin Se Kai Ramen located at 234 Maple Avenue East, Docket No. 27-19-BAR, be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0  
Absent: Layer

517 Maple Ave W - Maple Tailoring - Canopy

**ITEM NO. 2:**

Request for approval of one awning with signage for Maple Tailoring located at 517 Maple Ave W, Docket No. 28-19-BAR, in the C-1 Local Commercial zoning district; filed by Young Park, owner.

Young Park was present (with his daughter Jen Park to translate) the represent the application.

Ms. Hanley asked if the awning color was used elsewhere in the shopping center. Ms. Park stated that Princess Jewelers used the same color for their awning. The Board discussed the material and color of the awning in reference to potential fading. Ms. Hanley asked about the hair salon sign. Ms. Park stated that the hair salon was staying which was the reason for the location and use of the awning. The Board discussed the difference in colors between Princess Jewelers and Pie Gourmet and which would be more harmonious with the proposed awning.

Mr. Cheselka made a motion that the request for approval of one awning with signage for Maple Tailoring located at 517 Maple Ave W, Docket No. 28-19-BAR, be approved as submitted.

Motion: Cheselka  
Second: Hanley  
Approved: 4-0  
Absent: Layer

133 Maple Ave E - Bear Branch Tavern - Exterior Modification / Sign

**ITEM NO. 3:**

Request for approval of exterior modifications and signage for Bear Branch Tavern located at 133 Maple Ave East, Docket No. 29-19-BAR, in the C-2 General Commercial zoning district; filed by Adam Lubar of Speakeasy Restaurants LLC, restaurant owner.

Mr. Adam Lubar – owner, Ms. La’Joya Worrell – architecture firm representative, Mr. Chris Lefbom – owner were present to represent the application.

Mr. Lubar stated that they had modified some of their plans per the Boards concerns at the work session including: adding bollards as part of the railing system at the Maple Ave seating area, new details of the color of the existing brick, and installation of siding on the three season room at the back of the restaurant.

Ms. Hanley asked if Mr. Lubar could walk the Board through the proposal quickly and Ms. Hanley asked if they could also indicate the materials as they walked through the proposal. Mr. Lubar went through each page of the proposal; design and materials.

Mr. Baldwin inquired about the decking material and Mr. Lubar stated it was a composite as it would hold up overtime better than pressure treated wood.

Ms. Hyde asked if the wayfinding sign was strictly to show parking and not to indicate the entrance is in the rear of the building. Mr. Lubar stated it was to direct traffic. Ms. Hyde asked if there was a landscape plan. Mr. Lubar stated there was a landscaped plan and pointed out on the slides the proposed changes to the landscape per their plan.

Ms. Hanley what the material of the landscape guardrail would be. Ms. Worrell stated it was a typical aluminum guardrail. Ms. Hanley then asked about the wheel-stops showing on the plan in front of the guardrail. She stated the wheel stops appear to be too close to the guardrail which could allow for it to be hit / bumped by a car which would then ruin the appearance of the guardrail. Ms. Worrell stated the guardrail was by the deck to protect the deck. Ms. Hanley then stated that there were no wheel stops by the deck. Ms. Hanley stated that English Ivy, the ground cover choice, was very invasive and has the potential to kill trees. She stated that there were other choices and native species may be a better choice such and listed a few of those choices.

Mr. Cheselka asked about the handrails and if they would be a factory finish powder coating. Ms. Worrell said yes. He then spoke on siding and the end joints and the potential for them to fray if water deteriorates the end joints. Mr. Lefbom stated they learned that the hard way with another location so they are aware of the potential for fraying if not installed properly.

Mr. Baldwin asked if about the area under the decking and if lattice work was considered for screening. Mr. Lubar stated there was some storm water management that they did not want to impinge by putting up screening, but they did not want for it to become harmful for patrons so they would consider it, but they want something durable. Mr. Baldwin stated he didn't feel the dark blue went with the brick.

Ms. Hyde inquired about the chairs and tables and if they would be the black wrought iron, Mr. Lubar and Ms. Worrell stated yes. Mr. Lubar stated they have purchased less expensive materials in the past and they did not last so they had learned to purchase what will last and it is the powder coated materials.

Mr. Rober Mccahill, 429 Center St N., expressed his enthusiasm for the restaurant coming to town. He then stated that the tavern is located at the Piney Branch watershed and that Bear Branch is around a mile away. Mr. Mccahill stated, from a historical perspective, he would have called it Piney Branch watershed.

Mr. Lefbom stated the story behind the naming of the restaurant and had already proceeded with the naming and discovered later that it was not in Bear Branch, but had already spent the time and money on the logo so it was too late to change it.

Ms. Hanley made a motion that the request for approval of exterior modifications and signage for Bear Branch Tavern located at 133 Maple Ave East, Docket No. 29-19-BAR, be approved as submitted.

Motion: Hanley

**Second: Baldwin**  
**Approved: 4-0**  
**Absent: Layer**

The Board discussed a potential proviso for lattice under the deck and it was decided not to make it a requirement, but that the applicant could come back at another time and revise the application and present to the Board.

**New Business:**

Ms. West told the Board members that the Boards and Commissions were given the option to change the start time of the public meetings. The Board discussed the times that they felt would work. The Board members stated they would be agreeable to starting at 7pm. The Board also discussed that they were open to work sessions at other times rather than just Friday mornings.

Mr. Cheselka asked about the parapet lighting that the Chipotle and Noodles & Co. shopping center. Ms. Hanley also brought up the issue of the trash enclosures at Vienna Shopping Center.

#### **4. Meeting Adjournment**

Mr. Cheselka made a motion to adjourn the meeting. Ms. Hanley seconded the motion. The meeting adjourned at 9:07 PM.

Respectfully submitted by,

**Sharmaine Abaied**  
**Board Clerk**

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*