



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Minutes Board of Architectural Review

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Thursday, January 16, 2020

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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### 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: Linda van Doorn, Roy Baldwin Michael Cheselka and Patty Hanley. Andrea West, Planner, and Sharmaine Abaied, Board Clerk, were present.

#### ROLL CALL:

Ms. Abaied called roll with Linda van Doorn, Roy Baldwin, Paul Layer, Michael Cheselka, and Patty Hanley being present.

### Approval of Minutes

#### MEETING MINUTES:

Mr. Layer asked if there were any questions about the minutes. Ms. Hanley asked about the correction regarding changing the word rough to roof, which she had sent to the clerk. The clerk stated the correction was made. The minutes were accepted with unanimous consent.

### Election of Board

### Continued Business

303A Mill St - LB Food Market - Sign

Continued - Request for approval of a new wall sign for LB Food Market located at 303A Mill Street NE, Docket No. PF-55-19-BAR, in the CM Limited Industrial District zoning district; filed by Rawad Hasrouni, of RLR LLC, operator.

Mr. Rami Hasrouni was present to represent the application.

Mr. Hasrouni state the location had been Bey Lounge, and they were the owners of that business, which they were changing to a market, LB Food Market.

Mr. Baldwin asked if the Mr. Hasrouni could compare the existing sign to the proposed. Mr. Hasrouni stated some of the existing letters would be taken down and reused for the new sign. He also stated the sign would be similar to Wooden Bakery as they own both businesses. Mr. Baldwin stated the new letters look white, but the existing letters look black. Mr. Hasrouni stated the front face is plastic and can be changed to white. Mr. Baldwin asked if they would be the same footprint as they existing. Mr. Hasrouni stated it would be.

Ms. Hanley stated her concern about the letters appearing to be longer and there may be a conflict with the tiebacks on the façade of the building. The concern of eight feet was due to the desire to not have the sign go over the window if under the tie back. Going over the tie back would be too high which would cause the sign to go over the roof line, which is not allowed. Mr. Hasrouni stated that the rendering was not the best quality and the sign would go over the tie back without going over the roofline.

Mr. Layer asked if the color of the chase behind the electrical sign was gray and Mr. Hasrouni stated he believed it was. Mr. Layer asked if it was the same chase that was used before, Mr. Hasrouni stated yes. Mr. Layer asked what the returns of the letter of the words would be. Ms. West stated the sign contractor outlined a 4" brown return and the raceway would be painted to match the building. Mr. Layer stated they would require the holes to be patched to match the surface adjacent. Mr. Layer asked for the paint sample for the chase. Mr. Hasrouni stated they did not as they were not permitted to as one sign is to replace the other in the exact same size.

Mr. Layer proposed to the Board that the item be deferred as he felt there was not enough information regarding the paint. Paint on raceways can be tricky, degenerating quickly, and there is no knowledge of the color brown being used. Mr. Hasrouni asked if they needed the paint chips for the building behind the sign. Mr. Layer stated they would need chips of the paint per his specifications, what is going to be painted, what the raceways would be, how they would be painted, what the color of the returns would be, and what they would patch the holes with. Mr. Hasrouni stated the landlord painted the building and they would need to get the color specification from him and the sign company would be adjusting the letters to fit where the current sign is located so there would not be a need to patch holes or paint. Mr. Layer stated the information could be submitted, in the application, to the staff.

Mr. Baldwin made a motion that the request for approval of a new wall sign for LB Food Market located at 303A Mill Street NE, Docket No. PF-55-19-BAR, be deferred for the following items: paint specifications for the letters, raceway, and building itself.

Motion: Baldwin  
Second: Cheselka  
Approved: 5-0

## New Business

302 Maple Ave W - Cindy Nail Spa - Sign

Item No. 2: Request for approval of two replacement tenant panels (wall and freestanding) for Cindy Nail Spa located at 302 Maple Ave W., Docket No. PF-01-20- BAR, in the C-1A Special Commercial district; filed by Thi Lan Thai, business owner.

Ms. Thi Thai was present to represent her application.

Ms. Hanley asked if the fluorescent were replaced would they all be the same wattage, lumen, and kelvin (3500 range). Ms. Thai stated yes.

Mr. Baldwin inquired about the name of the sign. Ms. Thai stated Cindy Nail was the name of her business.

Ms. van Doorn asked if “Nail” was the color red, and “Spa” was the color pink. Ms. Thai stated “Nail” and “Spa” would be pink. Ms. van Doorn asked where red would be located on the sign. Ms. Thai stated on the fingernails and lips.

Mr. Layer if the sign panel on the pylon sign would be the same color as the sign below it. Ms. Thai stated they would be matching. Mr. Layer asked if there was a sample of the white acrylic. Mr. Layer asked that Ms. Thai follow up with a sample from the sign company indicating it would match the sign below.

Mr. Cheselka made a motion that the request for approval of two replacement tenant panels (wall and freestanding) for Cindy Nail Spa located at 302 Maple Ave W., Docket No. PF-01-20- BAR, be approved with the condition that a sample of the sign material is presented to staff and providing lighting for the kelvin to not be beyond 3500 kelvins.

Motion: Cheselka

Second: Baldwin

Approved: 5-0

#### 521 Maple Ave W - Molly’s Yogurt - Exterior Modification

Item No. 3: Request for approval of mechanical unit platform on rear roof elevation for Molly’s Yogurt located at 521 Maple Ave W., Docket No. PF-02-20-BAR, in the C-1 Local Commercial district; filed by Margaret Schottler of Molly’s Yogurt.

Mr. Jeremy Schottler was present to represent the application.

Mr. Schottler stated they were putting an oven upstairs, which requires an exhaust fan with safety equipment for those coming back to service the fan.

Mr. Cheselka asked what the reason was for the walk boards. Mr. Schottler stated the county requires a safety platform and railing for the person who would be cleaning the fan.

Mr. Baldwin asked if Fairfax County stated there would need to be an approval by the Vienna Board of Architectural Review. Mr. Schottler stated no. Mr. Baldwin asked if any neighbors had given comment. Mr. Schottler stated no one had commented about the application.

Mr. Layer asked about the material being used. Mr. Schottler stated it was stainless steel and the platform was galvanized.

There was some discussion regarding neighbor’s knowledge of the platform.

Mr. Layer asked what effect the structure would have on the sloped roof with shingles.

Mr. Layer asked if Mr. Schottler could provide the flashing detail as the roof could leak if not installed properly.

Mr. Baldwin motion that the request for approval of mechanical unit platform on rear roof elevation for Molly’s Yogurt located at 521 Maple Ave W., Docket No. PF-02-20-BAR, be approved with the proviso that the applicant provide flashing details to the staff.

Motion: Baldwin

Second: Hanley

Approved: 5-0

This agenda item will be deferred to a later meeting date, to be determined. 540  
Maple Ave W - Flagship Car Wash - Exterior Modification-

Mr. Layer stated agenda item 4 would be deferred, as there was additional information required. Mr. Layer asked what the potential work session dates would be. Ms. West stated possibly the 29th or 30th of January. It was requested that the work session be in the evening so neighbors and others would be able to attend.

### **Discussion with Natalie Monkou, Town of Vienna Economic Development Manager**

Ms. Natalie Monkou, Economic Development Manager – Town of Vienna, spoke with the Board regarding the new division to the town of Economic Development. She stated that her role is not just to support staff, but also to provide additional business services that the Town did not have before. Ms. Monkou stated she appreciated meeting with the Board. Ms. Monkou stated she started Economic Development in Prince George's County, the second largest county. She stated she had learned that there are aspects of Economic Development that is regional. She stated she will be connecting with Fairfax County's Economic Development / Business Development Team. There was continued discussion regarding Northern Virginia Economic Development. Ms. Monkou invited the Board members for coffee or tea for a one on one discussion and also stated she would be available to attend any meetings the Board requested she be there.

Mr. Layer stated the Board decided, in the December 2019, meeting that a Chairman would serve every four years, and there would be an election every four years. Mr. Layer asked if anyone had thoughts about choosing a new Chairman. Ms. van Doorn suggested those who have interest indicate their interest and then the Board could vote on those who are interested. Mr. Layer discussed how other Boards and Commissions decide on choosing a Chair.

Ms. Hanley stated she was interested in the position of Chair and Mr. Baldwin stated his interest in Chair as well.

Mr. Layer expressed that the vote would be open. He also expressed why he felt it was important that there be a new Chairman every four years. He then asked for a motion to move forward with the interested parties.

Ms. Hanley made a statement about why she wanted to Chair the Board. She stated she would like to Chair the Board for personal growth. She also stated she had been working for a developer in town for the past 15 years.

Mr. Baldwin stated that he wanted to be Chair as it was a worthy calling. He stated he has been Vice Chair for the Board and he also stated he has a law firm.

Mr. Layer asked the Mr. Baldwin and Ms. Hanley their impression to remain objectivity to applying the code. Mr. Baldwin stated they represent the people of the town and the town has high standards. They are there to help applicants get the application through that will be the best for all parties. Ms. Hanley stated she would go back to the charter to see what the Boards responsibilities are utilizing the design criteria's of Chapter 4. Mr. Layer asked if there was a conflict between the code and adjacent properties which direction would they lean he also spoke on working with applicants and how to work with them in the context of the code. He continued discussing what the Board members need to look at and what information they need to know to be able to make decisions. Mr. Layer also stated the Chair orchestrates meetings and looks to see if consensus can be achieved. Mr. Cheselka gave his input as to the responsibility of the Chair.

Mr. Layer asked for all in favor of Mr. Baldwin as Chair, Ms. van Doorn, Mr. Baldwin, and Mr. Cheselka voted for Mr. Baldwin. He then asked for vote for Ms. Hanley, Mr. Layer and Ms. Hanley voted. The vote was 3-2 in favor of Mr. Baldwin as the new Chair.

Ms. Hanley stated a new Vice Chair need to be elected. Ms. Hanley stated she would be interested. Mr. Cheselka stated he was interested as well. Ms. Hanley nominated Mr. Cheselka as Vice Chair. The Board unanimously consented to Mr. Cheselka as Vice Chair.

There was discussion about Flagships lighting. Ms. Hanley stated she would like to see the Board put something together for applicants that clearly defines what the Board is looking for regarding lighting. There was continued discussion regarding lighting. The Board also discussed the need for a connection between occupancy and final review of lighting.

## Meeting Adjournment

Mr. Cheselka made a motion to adjourn the meeting. Ms. Hanley seconded the motion. The meeting adjourned at 9:00 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.*