



Town of Vienna

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Meeting Minutes Board of Architectural Review

Thursday, August 18, 2022

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Roll Call

The Board of Architectural Review met in a regular session on Thursday, August 18, 2022, at 7:30 pm in the Vienna Town Hall at 127 Center St. S Council Chambers.
Chair Mr. Baldwin called the meeting to order at 7:28 pm.

Roll Call: Mr. Layer, Ms. van Doorn, Ms. Hanley, Mr. Cheselka, and Mr. Baldwin were all present.

Staff present: Planner Sharmaine Abaid and Board Clerk Yaska Camacho Castillo

Approval of the Minutes

Meeting minutes for July 21, 2022, were accepted as submitted.

Old Business

Achikiah Goldsmiths, Inc - 110 Pleasant St NW Unit C - Signs

Item No. 1: Request for approval of a new sign for Achikian Goldsmiths, located at 110 Pleasant Street NW, Unit C, Docket No. PF-608728-BAR, in the C-1A Special Commercial zoning district, filed by business owner Maral Achikian.

Maral Achikian & contractor Baruchinian – 110 Pleasant St NW Unit 2C Vienna, VA 22180 – were present for the application.

Ms. Achikian stated that they moved their sign from the previous church street location to the new site. She mentioned that the last time she was in front of the board, the monument signs were approved; however, the sign on tonight's agenda had a fixation issue. Ms. Achikian hired a company called people sign. She explained the company placed twelve screws into the façade to keep it steady. She described the sign as carved wood pressure-treated. Ms. Achikian also mentioned the addition of four spotlight fixtures to the application.

Mr. Baldwin inquired about the lumens. Mr. Baruchinian replied 2.5W and 180 lumens. He said they used cool light bulbs to match the lighting in the neighborhood and ran metal conduits around the top of the roof.

Mr. Layer asked about the kelvins of the bulb. Mr. Baruchinian responded the kelvin level was 5,000 and commented that all the lights in the neighborhood were 5,000. Mr. Layer clarified that the board generally does not accept kelvin levels above 3,500. They discussed what the rest of the community uses per Mr. Baruchinian and what the board recommends.

Mr. Cheselka inquired about the lumen level. He pointed out that the total lumen level is

720, which is very bright—the board voiced their concerns about the brightness and how it can impact the residents. Mr. Cheselka also expressed his concern about the finished screws. He said they are very thin, and their heads are tiny; the weight of the snow sitting on them can, later on, cause problems. He noted that substantial screw heads would have been a better choice.

Ms. Hanley referred to the picture from the presentation and asked if the sign location was exactly how it was placed. Ms. Achikian replied yes. Ms. Hanley pointed out that the board prefers the signs centered on the parapet. Mr. Baruchinian replied that what she saw was the parapet cap on top. They continued to discuss how the sign was installed. Lastly, Ms. Hanley commented that things already installed before being approved by the board are problematic. The applicant replied the sign was already approved; the problem was the installation of the sign.

Mr. Cheselka made a motion to approve the request for a new sign for Achikian Goldsmiths, located at 110 Pleasant Street NW, Unit C, Docket No. PF-608728-BAR, in the C-1A Special Commercial zoning district as presented.

Motion: Mr. Cheselka

Second: Ms. van Doorn

Ayes: Mr. Baldwin, Mr. Cheselka, Ms. van Doorn

Nays: Mr. Layer & Ms. Hanley

Motion Carried 3-2

New Business

Brusters Real Ice Cream - 237 Maple Ave E - Signs

Item No. 2: Request for approval of signs for Bruster's Real Ice Cream, located at 237 Maple Ave E, Docket No. PF-779729-BAR, in the C-2, General Commercial zoning district, filed by George Marino, The Sign Machine, project contact.

Brooks Marino – 8529 Highland Lane Alexandria, VA 22309 – was present for the application.

Mr. Baldwin asked if the fruit in the middle of the sign were cherries. The applicant replied yes. Mr. Baldwin inquired about the kelvins and lumen levels. Mr. Marino replied that the kelvins LED is 3,000 and lumens is 127 per sq ft of the sign. The applicant described the materials for the channel letterings and explained that he has a sign on both sides because it is a corner unit. He stated that the maximum allowed sign area for one side of the building was 57.12 sq ft, and they are asking to cut that in half to use the maximum permitted signage combined for both sides.

Ms. Hanley commented on what a great job they did with the signs. With no further questions or comments, a motion was in order.

Mr. Layer made a motion for the request for approval of signs for Bruster's Real Ice Cream, located at 237 Maple Ave E, Docket No. PF-779729-BAR, in the C-2, General Commercial zoning district, filed by George Marino, be approved as submitted.

Motion: Mr. Layer

Secind: Ms. Hanley

Ayes: 5

Nays: 0

Motion Carried

DermUtopia - 527 Maple Ave E - Signs

Item No. 3: Request for approval of a sign for DermUtopia, located at 527 Maple Ave E, Docket No. PF-823053-BAR, in the C-1, Local Commercial zoning district, filed by Ruth Vanlandingham, SMI Sign Systems., project contact.

Ruth Vanlandingham – SMI Sign Systems- 3903 Cornell Place Fredericks, MD 21703 – was present for the application.

Mr. Cheselka wanted clarification on the kelvins and lumen levels. The applicant stated the lumen level was 49 and the kelvin level was 3,000 for the entire sign.

Ms. Hanley voiced her concern about the colors not coordinating with the rest of the signs on the building. Ms. Vanlandingham stated those are her clients' logo colors and that the building owner approved it, but she understands it will need to be approved by the board.

Ms. van Doorn commented that the word “wellness” on the sign seemed small. She asked if that was also part of the standard sign, to which Ms. Vanlandingham replied yes. Ms. van Doorn commented the word might not be easy to read from a distance.

Mr. Layer said he feels the sign does not harmonize with any signs on the building. He briefly discussed the history of the building and mentioned the building was not intended to have any signs when it was built. He then stated the proposed sign didn't make an attempt to adapt its logo in colors to be compatible with the building and the rest of the signs. He noted how it has been the board's practice to suggest coordination between the building and the signs on the building based on the codes language. Ms. Vanlandingham provided the board with a picture that showed another sign on the building that had some similar colors to her client's sign. Mr. Layer explained the difference between both signs and stated that this particular sign does not seem to harmonize with the rest of the building. Ms. Vanlandingham asked, what if they change the color to match the blue on the building? Mr. Layer replied he believes it would be better if they rethink the design in relationship to the rest of the building. The board continued to discuss the colors and the sign. Ms. Vanlandingham asked if DermUtopia would be approved if they took the “wellness” part off. Mr. Layer replied that the board could not decide individually; they must vote on the application. With no further discussion, a motion was in order.

Mr. Layer made a motion to defer the request for approval of a sign for DermUtopia, located at 527 Maple Ave E, Docket No. PF-823053-BAR, in the C-1, Local Commercial zoning district, filed by Ruth Vanlandingham to allow them to redesign the sign to be more compatible with the building and other signs on the building.

Motion: Mr. Layer

Second: Ms. Hanley

Ayes: 5

Nays: 0

Motion Carried

Trek Bike - 224 Maple Ave E - Signs

Item No. 4: Request for approval of signs for Trek, located at 224 Maple Ave E, Docket No. PF-822523-BAR, in the C-1A, Special Commercial zoning district, filed by Gary Brent of MG Permits, LLC. project contact.

Gary Brent – MG Permit – 19187 Foggy Bottom Rd. Bluemont, VA 20135 – was present

for the application.

Mr. Brent provided a brief description of the request. He stated the plan is to reface the existing sign with a white 3/16-inch thick acrylic with translucent black and red vinyl. He noted there are no plans to alter the existing lighting. Additionally, they will remove the current Spokes Bicycle sign- patch and repaint the façade to bring it back to its original stucco, followed by installing the new illuminated letters. The Trek letters are 3,000 kelvins (red LED), lumen level is 150, red acrylic faces, black trim around the faces, and black metal return. The second line of text is non-illuminated.

Ms. Hanley asked if refacing the stucco was part of the application. Ms. Abaied stated it was. Mr. Baldwin asked for information on the lighting on the monument sign. Mr. Brent said he was unsure and assumed it was fluorescent lamps. Ms. van Doorn asked about the lumen level and stated she believed it was bright. Mr. Brent replied the lumen level was 150 and noted that it was within the board's standards, to which Ms. Hanley confirmed it was in the upper range of the board's standards.

Mr. Layer commented he was delighted that they will try and repair the facade. He stated the sign is very well coordinated. Mr. Cheselka concurred with Mr. Layer.

Ms. Hanley made a motion to approve the request for signs for Trek, located at 224 Maple Ave E, Docket No. PF-822523-BAR, in the C-1A, Special Commercial zoning district, as presented.

Motion: Ms. Hanley

Second: Mr. Layer

Ayes: 5

Nays: 0

Motion Carried

Cedar Park Elementary School - 101 Cedar Ln - Exterior Modification

Item No. 5: Request for approval of exterior modifications for Cedar Park Elementary School, located at 101 Cedar Ln SW, Docket No. PF-817053-BAR, in the RS-10/RS12.5 Single-Family Residential zoning district, filed by Navdeep Kaur, Fairfax County Public Schools, project contact.

Oscar Leon – 311 Maple Ave W Vienna, VA 22180 – was present for the application.

Mr. Leon described the proposed changes to the site. He stated they would resurface the space, place gates around it, relocate and change the basketball hoops, and install a fence behind the basketball goals.

Ms. van Doorn asked if there were ponding issues. She was referring to the information provided on the application, and the applicant clarified that they needed to wet the surface to identify where the ponding was to level it. They continued to discuss ponding. Mr. Leon stated the proposed project is similar to the Cunningham Park Elementary School project.

Mr. Layer commented that he liked the proposed project and imagined how the children would love it. He wondered about the fence and materials. He asked the applicant if he would be using the standard chain link fabric. The applicant replied it would be acrylic and explained in what areas it would be used. They continued to discuss the materials since the information provided on fabrics and chain link fences appeared to be a misunderstanding. The applicant clarified the fence would be a PVC black coated fence. After the discussion, the applicant confirmed the document in question was irrelevant to the application.

Mr. Cheselka had no questions but commented that the project should be smooth. There should be no ponding issues since Fairfax County has worked with tennis courts a few times before.

Ms. Hanley asked if the VYS & FCPS logos location was a soccer field. The applicant replied yes; Ms. Hanley then asked if it was asphalt, to which the applicant confirmed it was. Mr. Leon explained that the US Soccer foundation aims to build 1,000 spaces by 2026. He explained they are trying to find unutilized tennis courts and convert them to their maximum potential. He said for this project, the space would have futsal which is similar to basketball, and the basketball court that was already part of the school. Additionally, he explained that the children will be allowed more PT programs by placing the fence. Mr. Cheselka commented the court was an excellent practice court.

Mr. Baldwin voiced his concern about the fence. He asked if the fence would have gates with locks to keep the children out after school hours. The applicant replied no. He stated that it would be similar to the Cunningham Park Elementary School project for which they currently have a permit. They want this court to be open to the community as well. He explained the purpose of the fence is to keep children inside the school property and the balls inside the court.

Ms. van Doorn made a motion to approve the request for exterior modifications for Cedar Park Elementary School, located at 101 Cedar Ln SW, Docket No. PF-817053-BAR, in the RS-10/RS12.5 Single-Family Residential zoning district, with the condition that the 12th attachment be deleted as it was superfluous information.

Motion: Ms. van Doorn

Second: Mr. Cheselka

Ayes: 5

Nays: 0

Motion Carried

Truist Bank - 440 Maple Ave E - Exterior Modification

Item No. 6: Request for approval of exterior modifications for Truist Bank, located at 440 Maple Ave E, Docket No. PF-822449-BAR, in the C-1, Local Commercial zoning district, filed by Steve Morin, Real Estate Express, Inc., project contact.

Yasmin Bhombal – 400 Maple Ave East Vienna, VA 22180 – was present for the application.

Ms. Bhombal described the proposed changes, including a new thru-the-wall ATM, a night deposit for use from the sidewalk, replacement of existing VAT equipment at the drive-thru, new bollards to protect the VAT equipment, and replacement of the wall packs and under-canopy lights with new LED fixtures. Mr. Baldwin asked the applicant to define VAT equipment. Ms. Bhombal couldn't recall what it stands for, and Mr. Layer assisted with the meaning of vacuum pneumatic tubes. Additionally, the application of vinyl on the film of the entry doors. She also described the samples going around as the board reviewed them.

Ms. Hanley inquired about the existing material for the walk-up ATM. The applicant stated that plywood is being used to conceal the opening temporarily. She explained that underneath the plywood, there is stucco that is painted to match the brick. When they place the new openings, they will maintain the stucco and patch and repair it as needed. There will be no change to what it was before.

Ms. van Doorn inquired about the kelvins and lumen levels. The applicant referred to the E02.01 sheet that was provided with the application. She said the kelvin level was 3,000, the lumen level for the under-canopy lights is 5,530, the wall packs on the side of the ATM, and the night drop is 1,700. She noted these would be replacing what is already with new LEDs.

Mr. Cheselka made a motion to approve the request for exterior modifications for Truist Bank, located at 440 Maple Ave E, Docket No. PF-822449-BAR, with the provision that the lighting be E0.02 pale pink as presented.

Motion: Mr. Cheselka

Second: Ms. van Doorn

Ayes: 5

Nays: 0

Motion Carried

The board discussed the following:

- Patrick Henry Library work session date and time
- Agenda item #1 issue of sign installation by the business prior to BAR approval
- The process of the Board regarding hearing applications

Meeting Adjournment

Ms. Hanley made a motion to adjourn, and Mr. Cheselka seconded the motion. The meeting adjourned at 8:49 pm.

Respectfully Submitted,
Yaska Camacho Castillo
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.