



# Town of Vienna

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## Meeting Minutes Board of Architectural Review

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Thursday, December 15, 2022

7:30 PM

Vienna Community Center (Northside Room)

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### Roll Call

The Board of Architectural Review met in a regular session on Thursday, December 15, 2022, at 7:30 pm in the Vienna Community Center (Northside Rm) 120 Cherry St SE. Chair Mr. Baldwin called the meeting to order at 7:30 pm.

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

Staff present: Planner Sharmaine Abaied and Board Clerk Yaska Camacho Castillo.

### Approval of Minutes

The meeting minutes for November 17, 2022, were accepted into the record with an amendment & the work session minutes for Patrick Henry Library from September 1, 2022, and November 30, 2022, were accepted as submitted.

### New Business

Vienna Shopping Center- 138 Maple Ave W- Exterior Modification

Item No. 1: Request for approval of exterior modifications for Vienna Shopping Center, located at 138 Maple Ave W., Docket No. PF-896005-BAR, in the C-2, General Commercial zoning district; filed by Stephen Kenney, RV Architects, Project Contact.

Applicant: Stephen Kenney - 467A N Washington Street, Falls Church, VA – was present for the application.

Mr. Kenney provided a brief description of the storefront opening modifications, including the removal of the existing masonry knee wall and the current conditions.

Ms. Hanley voiced her concern about the raising of the elevation, resulting in an incline before Foster's door. Mr. Kenney reviewed the proposed changes and stated that Foster's might have to relocate the two top. Ms. van Doorn asked if he was tearing out the concrete (sidewalk), to which Mr. Kenney replied yes.

Mr. Layer asked why the applicant decided to remove the knee wall. Mr. Kenney stated that the client requested it to be removed. The board discussed the process of removing the knee wall.

Mr. Cheselka made a motion to approve the request for exterior modifications for Vienna Shopping Center, located at 138 Maple Ave W., Docket No. PF-896005-BAR, in the C-2, General Commercial zoning district; filed by Stephen Kenney, RV Architects, Project Contact as presented.

Motion: Mr. Cheselka

**Second: Mr. Layer**  
**Ayes 5**  
**Nays 0**  
**Motion Carried**

Midnighttreats - 167 Glyndon St SE - Signs

**Item No. 2: Request for approval of signs for Midnighttreats, located at 167 Glyndon St SE in Glyndon Plaza Shopping Center, Docket No. PF-901603-BAR, in the C-2, General Commercial zoning district; filed by Heejin Chang, Creation Sign LLC, Project Contact.**

**Applicant: Heejin Chang – 167 Glyndon St SE – was present for the application.**

**Ms. Chang stated that the exterior sign would be LED illuminated channel letter sign on the raceway. She noted that there are signs within the shopping center that are similar to what she is proposing.**

**Mr. Cheselka commented that he liked the sign. Ms. Hanley asked if the application addressed the treatment for the box sign. The applicant replied that the existing lightbox would be taken down; it would be a building wall they would paint to match. Mr. Baldwin asked if the shopping center owner agreed with the sign, to which the applicant replied yes.**

**Ms. Hanley made a motion to approve the signs for Midnighttreats, located at 167 Glyndon St SE in Glyndon Plaza Shopping Center, Docket No. PF-901603-BAR, in the C-2, General Commercial zoning district.**

**Motion: Ms. Hanley**  
**Second: Ms. van Doorn**  
**Ayes 5**  
**Nays 0**  
**Motion Carried**

Dr. Goldberg & Associates - 110 Pleasant Ave NW Unit D - Signs

**Item No 3: Request for approval of signs for Dr. Goldberg & Associates, located at 110 Pleasant St NW., Docket No. PF- 902528-BAR, in the C-1A Special Commercial zoning district; filed by Bob O’Hern, Image360 Fairfax, Project Contact.**

**Applicant: Bob O’Hern -11166 Fairfax Blvd Fairfax, VA- was present for the application.**

**Mr. Baldwin asked the applicant if the request was to take the sign previously approved by the board and move it to the new business location. Mr. O’Hern responded yes and briefly reviewed the signs nearby. Ms. Hanley asked if there was any lighting underneath, to which he replied no.**

**Ms. van Doorn made a motion to approve the signs for Dr. Goldberg & Associates, located at 110 Pleasant St NW., Docket No. PF- 902528-BAR, in the C-1A Special Commercial zoning district**

**Motion: Ms. van Doorn**  
**Second: Ms. Hanley**  
**Ayes 5**  
**Nays 0**  
**Motion Carried**

Bank drive through Canopy - 440 Maple Ave E - Exterior Modification

**Item No 4: Request for approval of exterior modifications for the bank drive-through canopy, located at 440 Maple Ave E., Docket No. PF-901323-BAR, in the C-1, Local Commercial zoning district; filed by Daniel Orlich, Property Owner.**

The application was deferred by the applicant’s request.

Ms. Hanley made a motion to defer this item until the next meeting.

**Motion: Ms. Hanley**

**Second: Mr. Layer**

**Ayes 5**

**Nays 0**

**Motion Carried**

Tobacco King - 332 Maple Ave W - Signs

**Item No 5: Request for approval of signs for Tobacco King, located at 332 Maple Ave W., Docket No. PF-01-21-BAR, in the C-1, Local Commercial zoning district; filed by Long Chen, New Color Sign, Project Contact.**

No one was present for the item.

Mr. Layer made a motion to defer this item to its entirety. Mr. Cheselka seconded the motion.

Ms. Hanley and Mr. Baldwin were against the lighting and would have liked to vote on the lighting separately from the rest of the application. Ms. van Doorn commented that there should be a meaningful penalty for those who place a sign without the board’s approval. Ms. Abaied responded that the zoning compliance officer and zoning administrator have sent out zoning violation letters to the applicant and noted that Fairfax County also got involved because the applicant failed to apply for a permit through the county as required.

**Motion: Mr. Layer**

**Second: Mr. Cheselka**

**Ayes 3**

**Nays 2 (Ms. Hanley & Mr. Baldwin)**

**Motion Carried**

The board discussed Robert’s Rule to clarify when a motion can be amended.

## Meeting Adjournment

With no further items on the agenda, the meeting adjourned at 8:15 pm.

Respectfully Submitted,  
Yaska Camacho Castillo  
Board Clerk

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