



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 10, 2010**

DATE: June 30, 2010

SUBJECT: U-3262-10-1 USE PERMIT for a comprehensive sign plan including a roof-mounted sign; located at 5731 Lee Highway (RPC #02-077-009).

Applicant:

Zi Jian Lin
5731 Lee Highway
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Approve the use permit for a comprehensive sign plan to allow a sign to be placed on the roof of the Asian Kitchen restaurant, subject to the conditions of the staff report.

ISSUES: This is a request for a use permit for a modification to the Zoning Ordinance to allow a sign to be placed on the roof of the Asian Kitchen restaurant, and no issues have been identified.

SUMMARY: The applicant is requesting a modification of the Zoning Ordinance regulations regarding placement of signs in order to erect a sign on the roof of the Asian Kitchen restaurant, located at 5731 Lee Highway. Similar signs have been approved at this site through use permits approved in 1996 and 2001, respectively. The design and location of the subject building does not lend itself to traditional wall signs that could be visible from Lee Highway. A sign placed on the roof is the only option to mark any business located in the subject building. The applicant has agreed to limit the size of the sign to no more than 19.5 square feet, which is consistent with the use permit approved for a similar sign in 2001. Therefore, staff recommends approval of the use permit subject to the conditions of the staff report.

County Manager: MB/GA

County Attorney: CWM SAM

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5648

30.

BACKGROUND: The applicant is proposing a sign to be placed on the roof of the Asian Kitchen restaurant. The site is located at 5731 Lee Highway, and is described as follows:

Site: The site is bound on the south by Lee Highway. The site consists of a commercial building and associated surface parking.

Zoning: The site is zoned “C-1” Local Commercial Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Residential Low Density” 1-10 units per acre.

Neighborhood: The site is located within the boundaries of the Leeway Overlee Civic Association. At the time of this writing, the civic association has not responded to staff request for comment.

In 1996, the County Board approved U-2888-96-1 for a sign on the roof the building at 5731 Lee Highway, which at the time was occupied by the Old El Paso restaurant, and had formerly been occupied by a Pizza Hut. In January 2001, the County Board approved an additional use permit to allow a sign on the roof for the Vietnam 75 restaurant. This sign measured 19.5 square feet and was rectangular in shape, as opposed to the previous sign which was V-shaped. Subsequent to the 2001 use permit approval the building changed tenant and ownership a number of times; as a result the sign was re-faced numerous times. In 2008, the owner of Asian Kitchen purchased the building. The sign was removed at that time and the building has subsequently remained without a sign. The applicant was not able to re-face the previous sign due to the fact that the sign had been down for over one (1) year, and the use permit allowing the sign had expired.

DISCUSSION: The applicant is proposing a sign to be mounted on the roof of the commercial building at 5731 Lee Highway. The following are additional details about the sign:

PROPOSED SIGN FOR ASIAN KITCHEN			
<u>Sign Location</u>	<u>Text</u>	<u>Sign Materials</u>	<u>Sign Area and Dimensions</u>
South façade, above roof line	Asian Kitchen: Chinese Japanese Cuisine	Plexiglas, bronze, aluminum	28” x 96” = 18.67 square feet

The proposed sign requires a modification of Zoning Ordinance regulations for signs because it is mounted above the roofline of the subject building. Staff supports this type of sign at this particular site due to the design of the building, which contains an unusually low roof, recessed walls, and a very large amount of wall space devoted to windows. In addition, the building is set back from the sidewalk. As a result of these factors, there is virtually no location on the building façade where a wall-mounted identification sign would be visible from Lee Highway. The applicant’s proposed sign is consistent with the previous roof-mounted sign at this location. The previous sign measured 19.5 square feet in size, and the proposed sign measures 18.67 square feet in size. In addition, the applicant has agreed to limit the height of the sign to no more than 11 feet above ASE (average site elevation). The roof is approximately 8 feet above ASE, and the

proposed sign is 28 inches in height. The proposed sign is of a reasonable size and height and will not be a significant distraction to pedestrians or motorists on Lee Highway.

CONCLUSION: Staff supports the applicant's request for a roof-mounted sign at the Asian Kitchen restaurant due to the fact that the design and location of the building prevent the placement of building wall signs that would be visible from Lee Highway. In addition, similar roof-mounted signs have been approved by the County Board at this location, and the applicant's proposal is consistent with those approvals. Therefore, staff recommends approval of the request for a use permit for a roof-mounted sign at 5731 Lee Highway, subject to the following conditions:

Conditions:

1. The applicant (as used in these conditions, the term "applicant" shall mean the owner, the applicant, and all successors and assigns) agrees to limit the roof-mounted sign to the size, design, location, color, materials, and text of the proposed sign shown on the attached drawings by New Color Sign (labeled Attachments A and B).
2. The applicant agrees that that the sign shall not extend more than 36 inches above the roof line (top of the eaves line).
3. The applicant agrees to forego any and all rights to wall-mounted building identification signs as allowed for in Section 34 of the Arlington County Zoning Ordinance, for the time in which the roof-mounted sign is in existence.

PREVIOUS COUNTY BOARD ACTIONS:

July 10, 1996

Approved use permit for roof-mounted sign; denied request for freestanding sign.

January 16, 2001

Approved use permit for roof-mounted sign.

Asian Kitchen

Chinese & Japanese Cuisine

28"

96"

Channel Letter Details

"Asian Kitchen"

Sign Face: White Plastic Plaxiglas

Red & Blue Letter

Return: 5" Deep Bronze Aluminum

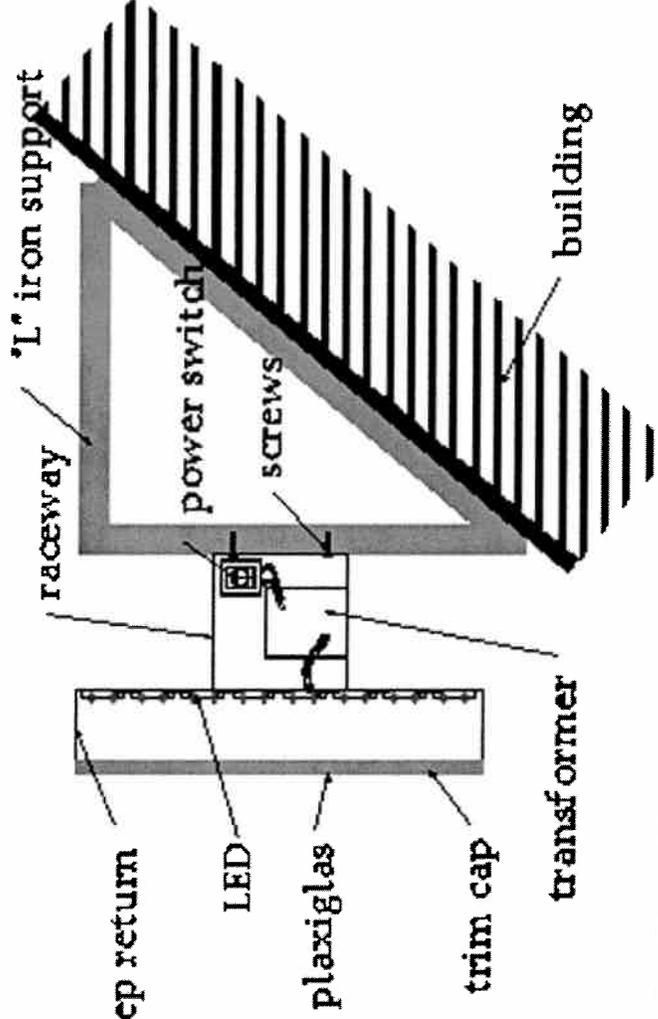
Raceway: 8" x 8" Bronze Aluminum

Silvatrim: 1" Bronze

LED: White

Transformer: 60ma

Install Methor Screws



Date

Approve By:

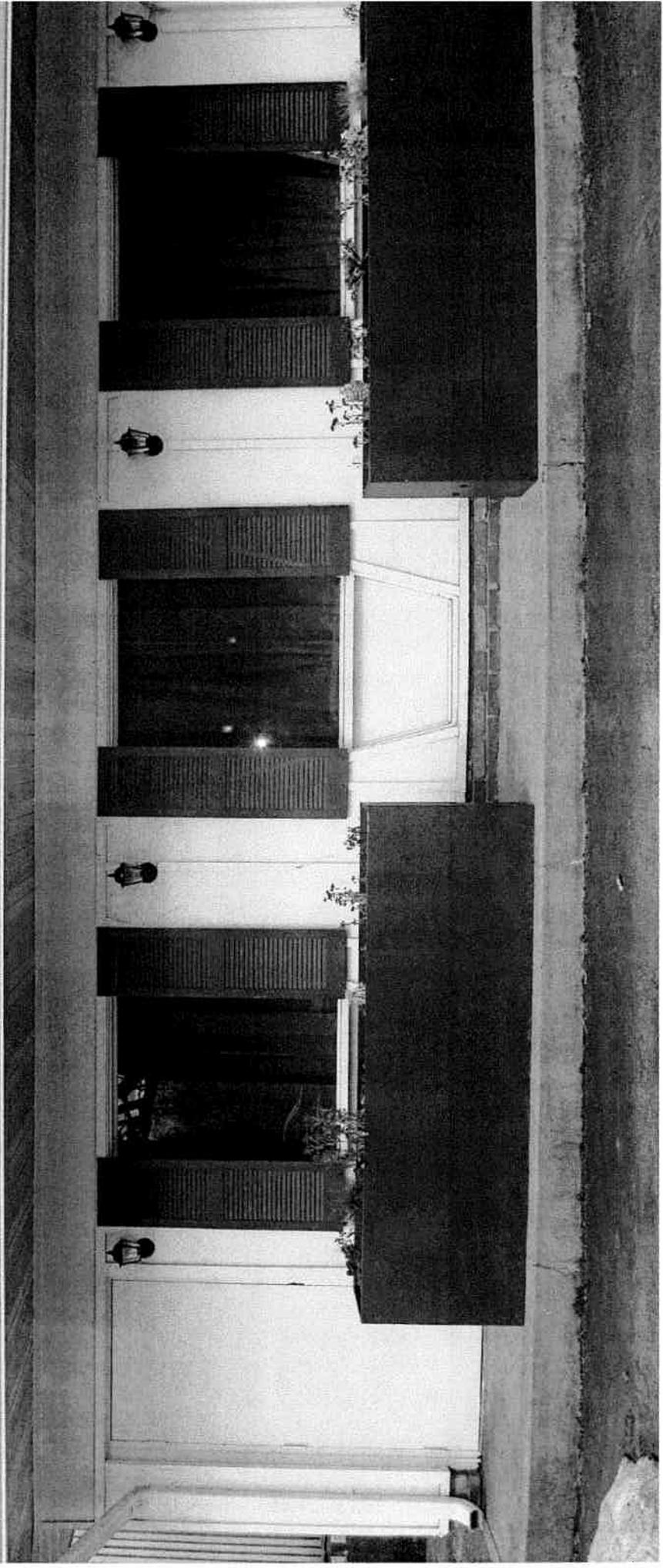
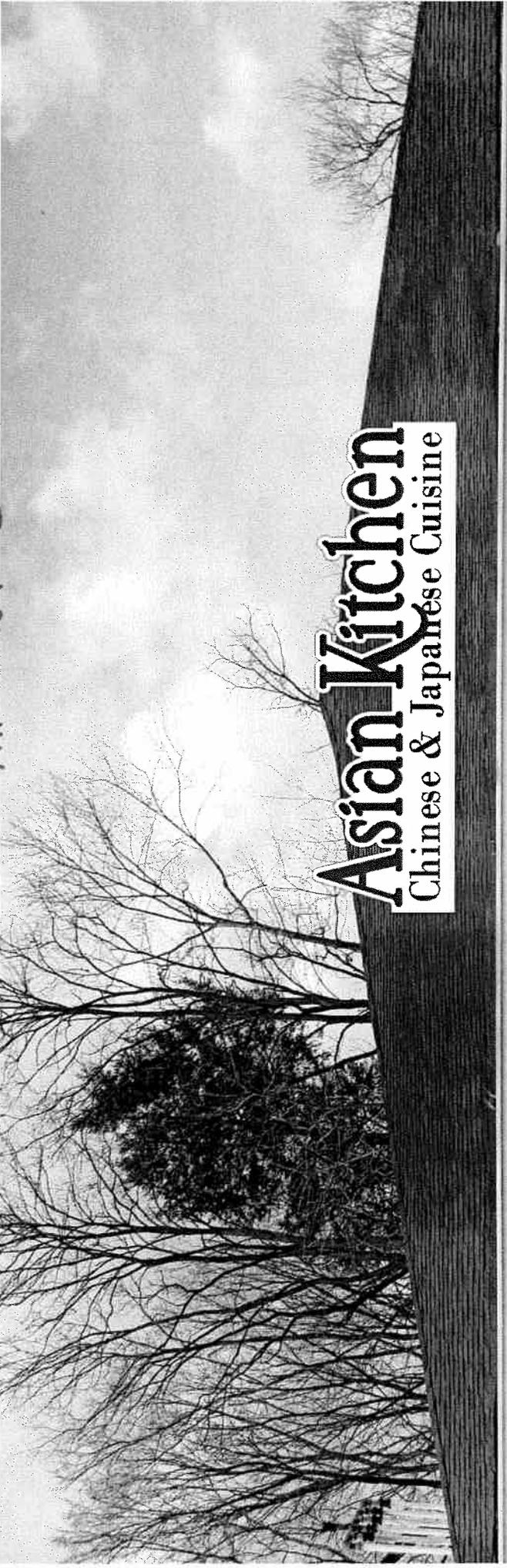
New Color Sign

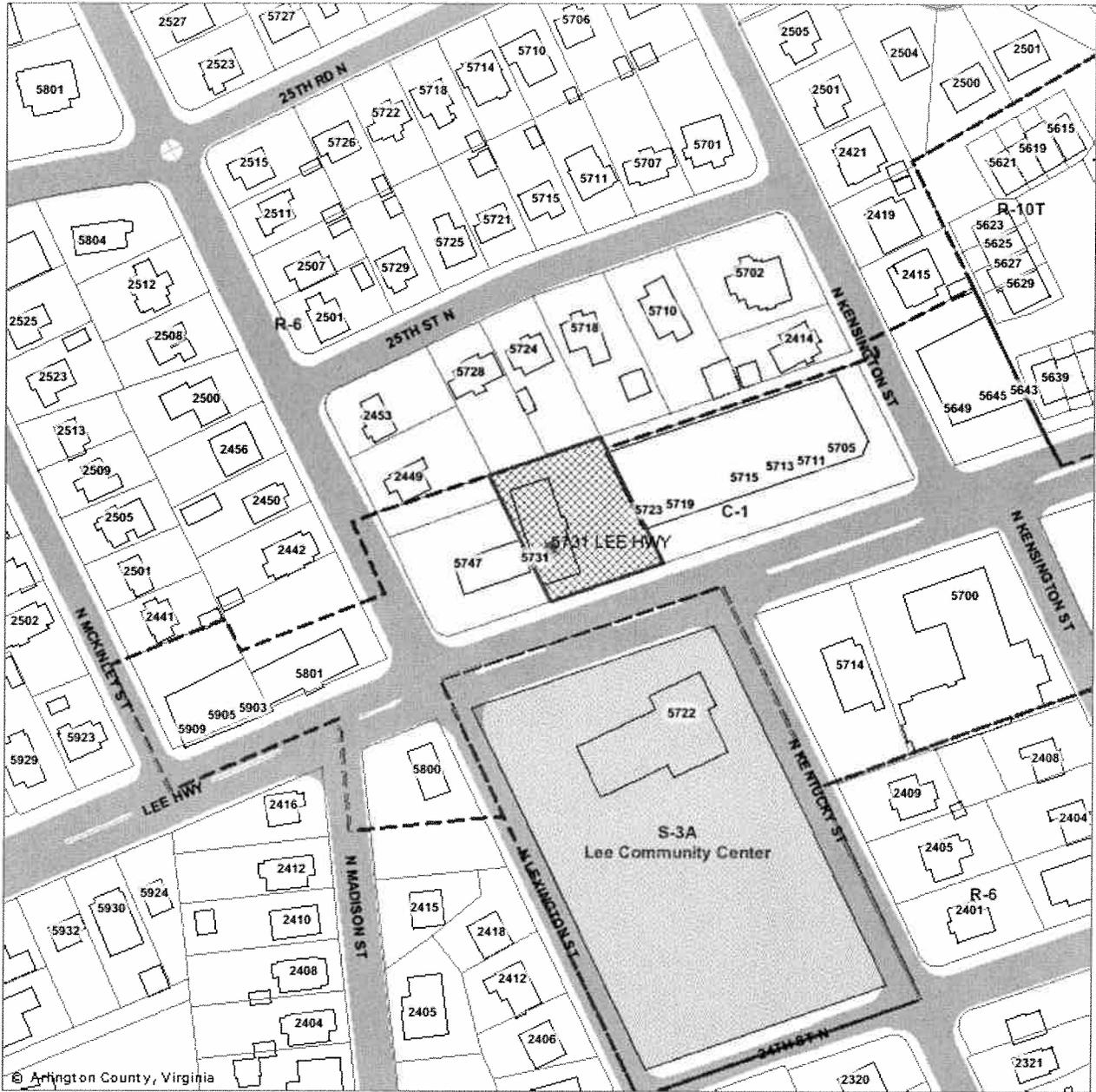
1033 Rhode Island Ave. NE, Washington DC 20002
Tel: 202-462-1077 Fax: 202-462-1077

Attachment B

Asian Kitchen

Chinese & Japonaise Cuisine

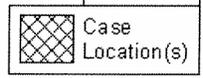




U-3262-10-1
5731 Lee Highway
RPC #02-077-009



Not To Scale



Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

Planning Division