

Berryville – Clarke County
Government Center
101 Chalmers Court, Suite A
Berryville, VA 22611



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www.berryvilleva.gov

B E R R Y V I L L E
EST. 1798 *Genuine* **VIRGINIA**

Town of Berryville
ARCHITECTURAL REVIEW BOARD
Organizational Meeting

Wednesday, January 7, 2026 - 12:30 p.m.
101 Chalmers Court - Meeting Room AB – Second Floor

AGENDA

1. **Call to Order** – Terry Russell, Community Development Director
2. **Election of Officers** – Chair and Vice Chair
3. **Approval of Agenda**
4. **Approval of Minutes**
5. **Approval of meeting dates**
6. **Sign, Light Fixture and Alley Lights**

All About Sushi, Inc., by Gina Channa, is requesting a Certificate of Appropriateness for a sign, a light fixture and alley lights, located at 37 W. Main Street, identified as Tax Map Parcel number 14A5((A))81A zoned C General Commercial District.

7. **Demolition of Existing Dwelling and Construction of a New Dwelling**

10 Swan LLC, by Eric S. and Susan Jenkins Snyder, is requesting a Certificate of Appropriateness in order to demolish an existing single-family dwelling and construct a new single-family dwelling, located at 10 Swan Avenue, identified as Tax Map Parcel number 14A5((A))27 zoned R-2 Residential District.

8. **Other**
9. **Adjourn**

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Paul Perez
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

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BERRYVILLE ARCHITECTURAL REVIEW BOARD

2026 Proposed Meeting Dates

12:30 p.m. – First Wednesday of the month

Berryville – Clarke County Government Center Main Meeting Room
101 Chalmers Court – Berryville, VA

Wednesday, January 7

Wednesday, February 4

Wednesday, March 4

Wednesday, April 1

Wednesday, May 6

Wednesday, June 3

Wednesday, July 1

Wednesday, August 5

Wednesday, September 2

Wednesday, October 7

Wednesday, November 4

Wednesday, December 2 (*parking meter judging prior to 12/4/24
tree lighting*)

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Diane Harrison
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

Sign, Light Fixture and Alley Lights

January 7, 2026

All About Sushi, Inc., by Gina Channa, is requesting a Certificate of Appropriateness for a sign, a light fixture and alley lights, located at 37 W. Main Street, identified as Tax Map Parcel number 14A5((A))81A zoned C General Commercial District.

The applicant, owner of 37 W. Main Street, is requesting a Certificate of Appropriateness for a commercial sign for a restaurant, a light fixture for the front façade of the building and permission to string lights above the alley adjacent to the building similar to Hogan's Alley.

Town staff has requested that the applicant provide information regarding the design of the sign to be suspended from the existing sign bracket, and a letter from the property owner on the east side of the alley in support of the proposed alley lighting.

Recommendation

A staff recommendation is pending the additional information requested.

Sign, Light Fixture and Alley Lights

January 7, 2026

All About Sushi, Inc., by Gina Channa, is requesting a Certificate of Appropriateness for a sign, a light fixture and alley lights, located at 37 W. Main Street, identified as Tax Map Parcel number 14A5((A))81A zoned C General Commercial District.

The applicant, owner of 37 W. Main Street, is requesting a Certificate of Appropriateness for a commercial sign for a restaurant, a light fixture for the front façade of the building and permission to string lights above the alley adjacent to the building similar to Hogan's Alley.

Town staff has requested that a letter of support be provided by the property owner on the east side of the alley regarding the lighting to be strung between the two buildings. Lighting should be limited to dusk to 11:00 pm.

Recommendation

Staff supports the alley lighting if the adjacent property owner grants permission to have the lighting attached to their building. Alley lighting should be limited to dusk until 11:00 pm.

TOWN OF BERRYVILLE

101 CHALMERS COURT, SUITE A * BERRYVILLE VA 22611
Phone (540) 955-4081 * Fax (540) 955-4524 - E-mail: planner@berryvilleva.gov

ARCHITECTURAL REVIEW BOARD APPLICATION

Please note: This is an application only. The permit will be issued only if approved by the Zoning Administrator and after review and recommendation from the Architectural Review Board.

To be completed by Applicant:

Date 12/15, 20 25.
Applicant's Name: Gina Channa.
Company/Organization: All about sushi INC.
Applicant's Address: 37 E. Main St. Berryville VA 22611
Telephone Number: 540-532-2425 e-mail:

As the legal owner legal representative of the owner of the property for which this application is being made, I hereby grant my permission to the applicant to apply to the Architectural Review Board. I am familiar with the project and permit the applicant to complete any necessary work for which this application is being submitted.

Property Owner's Signature: [Signature]
Property Owner's Address: 117 Norris St. Berryville Telephone:

Project Location: 37 E. Main St Use: Restaurant Zoning: Commercial
District:

Project Type (check all that apply)

- Project Type options: New Construction, Addition to an existing structure, Alterations to an existing structure, Demolition of an existing structure, Amendments to a previously approved application.

Please describe the request of the application: Adding light to the Alley next to the building And Adding Outdoor wall light.

(OVER)

Submittals

- Drawings – six (6) scale copies of elevations of proposed structures or modifications.
- Site Plan – six (6) scale copies of site modifications including building footprints, fence locations, and walkway locations.
- Material/color samples or illustrations as applicable including but not limited to cut sheets of new windows, doors, roof materials (shingles, standing seam metal, etc.), and outdoor lighting fixtures.
- Photographs of existing structure (if applicable) and site conditions.
- For a demolition project, please submit photographs depicting all elevations of the building proposed for demolition, any post-demolition plans for the site, and, if applicable, any information on new construction proposed for the site.
- Any additional information deemed necessary by Planning Department staff.

Signature of Applicant: _____ 

Date: _____ 

TO BE COMPLETED BY ZONING ADMINISTRATOR

Street Address: _____

Tax Map #: _____

Zoning Designation: _____

Applicable Regulations: _____

Other Conditions: _____

This Sign Permit is approved () denied () for the sign described on the property indicated above. If denied, for the following reason(s): _____

Signature of Zoning Administrator: _____



X
Q



Good to Move

liberty

10:06

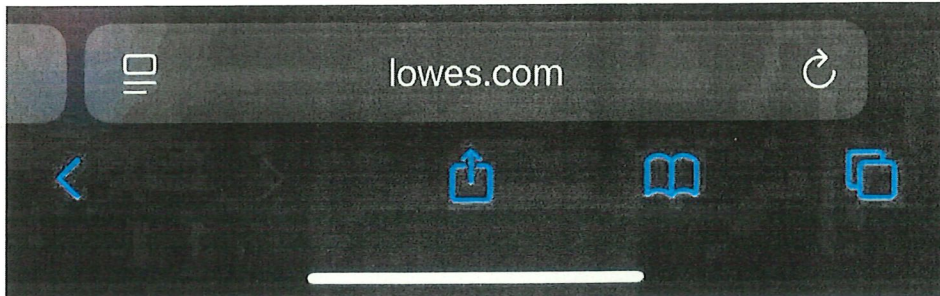
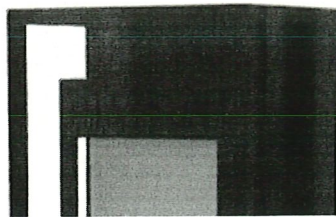
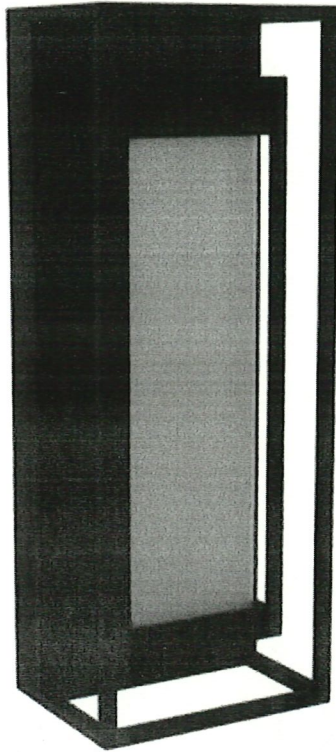


Lowe's Home Improvement

Download the Lowe's app to search and shop all our products with ease.

OPEN

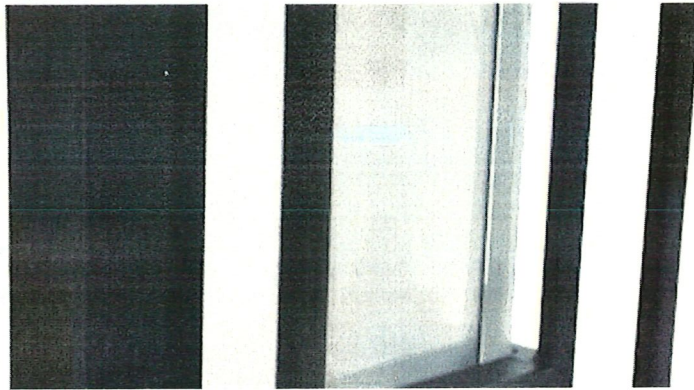
★★★★☆ (438K)



10:06



Gallery



lowes.com



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HISTORIC DISTRICT SIGN PERMIT APPLICATION

Please Note: This is an application only. The permit will be issued only if approved by the Zoning Administrator and after review and recommendation from the Architectural Review Board.

To be completed by Applicant: Date 12/15/25, 20
Applicant's Name: Gina Channarongchai
Name of business for which the signage is being requested: Zen House Sushi & Izakaya
Applicant's Address: 37 E. Main St.
Telephone Number: 540-532-2425 E-mail:
Property Owner's Name: Gina Channarongchai
Property Owner's Address: 417 Norris St.

Application is hereby made for a permit to erect () or remodel (/) a sign as described below:

Total # of Requested Signs: 1 Fee: _____

Please include a copy of the following information for each sign requested:

Scale color illustration of the sign, indicating the material, dimensions (including square footage), the location of the sign (including minimum 8'-6" above all sidewalks or rights-of-way for projecting signs), type of sign (freestanding, hanging, wall, etc.) and method of mounting

Color chips if applicable

Illustration and details of the proposed illumination, if any

Sign Company/Telephone: Mr. Print Purcellville / 540.338.5900.

Signature of Applicant: [Handwritten Signature]

TO BE COMPLETED BY ZONING ADMINISTRATOR

Street Address: _____

Tax Map #: _____

Zoning Designation: _____

Applicable Regulations: _____

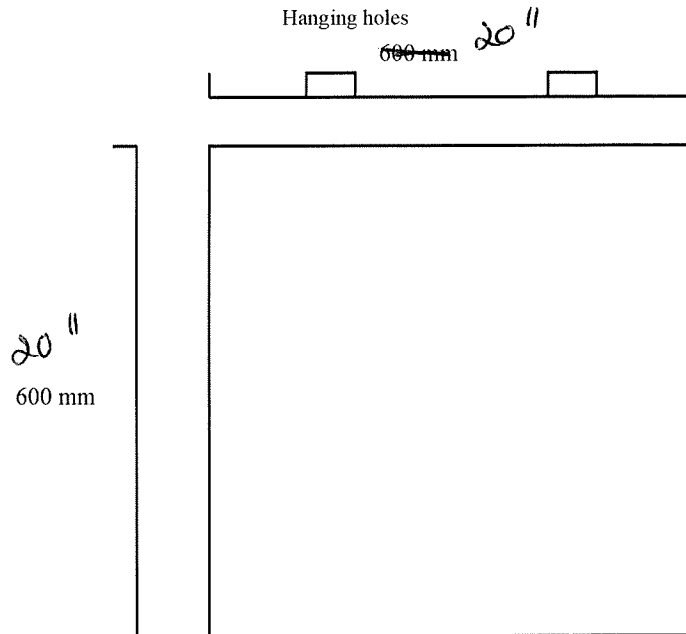
Other Conditions: _____

This Sign Permit is approved () denied () for the sign described on the property indicated above. If denied, for the following reason(s): _____

Signature of Zoning Administrator: _____

Production Drawing – Hanging Sign

Zen House Ramen & Sushi



Sign Type	Hanging sign (double-sided)
Finished Size	600 x 600 mm 20 x 20"
Thickness	30-50 mm 3 mm
Material	Matte acrylic / outdoor grade
Background Color	Light cream
Text Color	Black
Icon Color	Japanese red
Mounting	Black metal bracket + chain
Lighting	Warm white (optional)



Zen House
RAMEN & SUSHI



**Demolition of Existing Dwelling and Construction of a New Dwelling
January 7, 2026**

10 Swan LLC, by Eric S. and Susan Jenkins Snyder, is requesting a Certificate of Appropriateness in order to demolish an existing single-family dwelling and construct a new single-family dwelling, located at 10 Swan Avenue, identified as Tax Map Parcel number 14A5((A))27 zoned R-2 Residential District.

Eric S. and Susan Jenkins Snyder are requesting a Certificate of Appropriateness in order to demolish an existing single-family dwelling at 10 Swan Avenue. In addition, the Snyders are requesting a Certificate of Appropriateness to construct a new single-family dwelling on the subject lot.

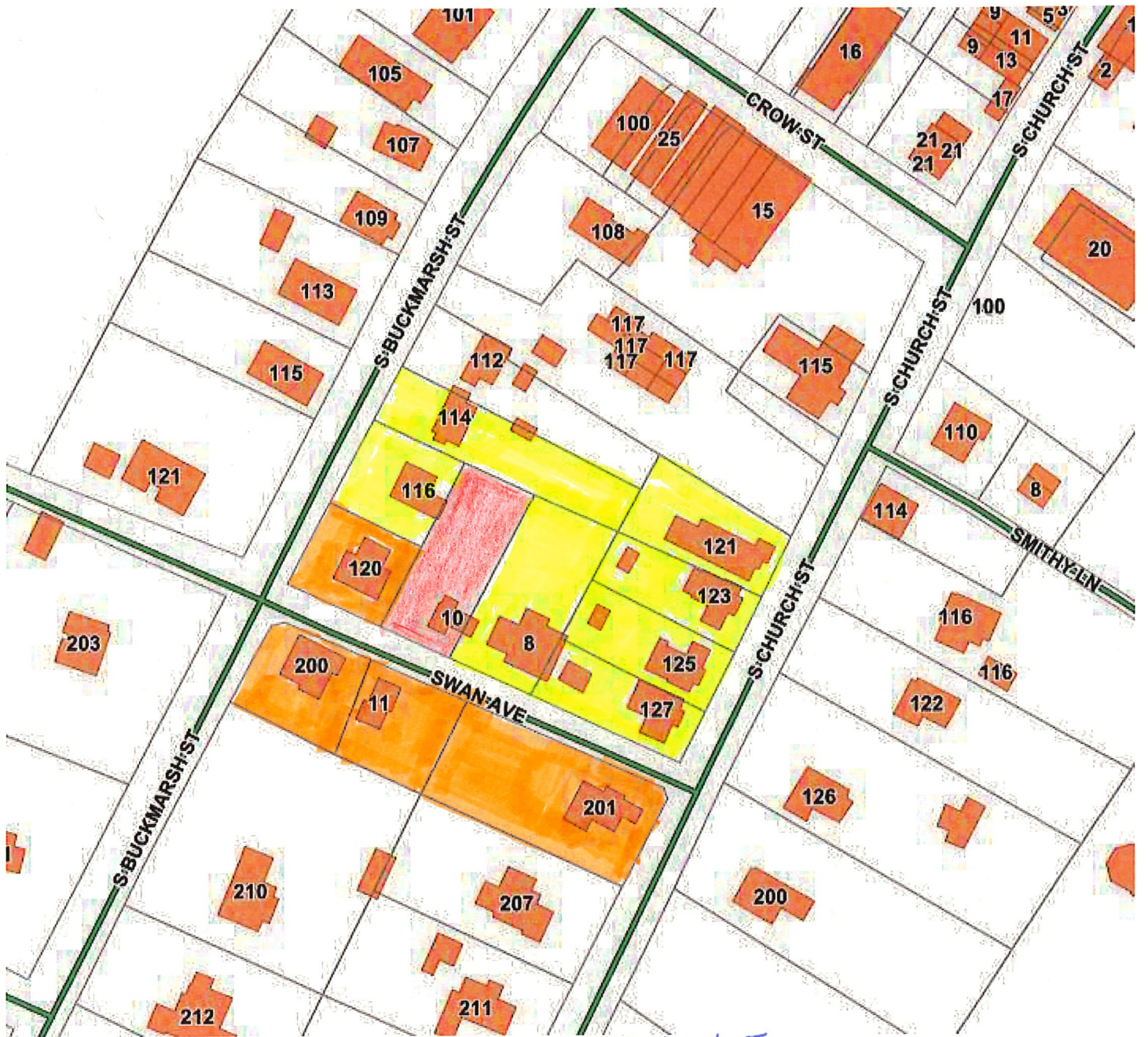
Existing Conditions

The existing structure at 10 Swan Avenue is a one-story single-family dwelling. Clarke County real estate records do not list a construction date for the dwelling. The adjacent dwelling at 8 Swan Avenue and the dwellings at 121, 123, 125 and 127 South Church Street are listed as non-contributing in the historic district survey. Nearby houses on Swan Avenue are contributing structures with 201 South Church Street described in the survey as a "handsome Victorian."

Recommendation

The structure to be demolished is non-contributing to the Historic District, therefore, it is recommended that the applicant's request be granted.

The Town Staff does not have a recommendation regarding the appropriateness of the proposed new dwelling other than to say that it would comply with the height and setback requirements of the Zoning Ordinance. It is designed as a one and one-half story structure which is in scale with the two-story contributing structures nearby on South Buckmarsh Street, Swan Avenue and South Church Street.



10 SWAN AVENUE
 NON CONTRIBUTING
 CONTRIBUTING