



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: June 17, 2021

Re: **Item No. 1 - 245 Maple Avenue W.  
Docket No. PF-21-19-BAR (IDT No. 413426)  
Revision to Approved Plan - New Construction**

**Request for a revised approval for Vienna Market located at 245 Maple Avenue W., Docket No. PF-21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district;** filed by Gregory O'Neill of Northfield Construction and Development.

Northfield Development, the developer of the commercial portions of the mixed-use development at 245 Maple Avenue West, formerly the Marco Polo restaurant site, is requesting several revisions to the approved façade design. The applicant has provided elevations showing the approved façade, site drawings, and the proposed changes as follows:

Sheet E1:

- Added storefront/vestibule at elevator to prevent water infiltration into elevator shaft,
- Revised retaining wall for better access,
- Removed columns at retaining wall,

**Staff note:** The modifications to the retaining walls and stairs will require a site plan revision. The approved facades/site plan provided access from street level to the retail level via stairs from the center of the façade. The entrance to the retaining wall has been relocated farther to the right of the retail façade.

***Applicants must attend the meeting and represent their application.  
Failure to appear may result in the deferral of the item or amendments to the design.  
Failure to appear will not relieve any pending violations.***

- Revised size of dumpster enclosure to reflect actual scale,  
**Staff note:** This revision does reduce the size of the public art on the wall adjacent to the dumpster. Dimensions for the dumpster enclosure were not available at the time of the Board of Architectural Review approval.
- Show glass door to stairs to parking garage.

Sheet E1A:

- Removed shadowing at stairs to avoid confusion

Sheet E2:

- Update retaining walls to accurately portray how they will look in real life

Sheet E3:

- Updated retaining walls left side of rendering to show actual,
- Added vents to commercial space right side of rendering.

Sheet E4:

- Added bulkhead with brick veneer under townhome promenade to have conditioned space and hide utility pipes,
- Added brick wall and glass door with side light under promenade to condition new elevator vestibule and keep weather out,
- Added rail at dumpster enclosure,
- Update retaining wall columns, should not extend beyond top of wall.  
**Staff note:** The retaining wall next to the parking garage entrance and dumpster enclosure has changed from the masonry block to a brick material.

***Process***

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.

