



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: November 20, 2025

Re: **Item No. 12 -Docket No. PF-1880827 -BAR**
515 Maple Ave E - Sekas Homes
Exterior Modification - Mixed-Use

Request for approval for planting selections in the buffer zone and planting beds, for the mixed-use project for Sekas Homes LTD located at 515 Maple Ave E, Docket No. PF-1880827-BAR, in the AE, Avenue East Zoning district, filed by Mike Van Atta of Sekas Homes LTD, project contact.

The applicant presented the mixed-use proposal to the Board of Architectural Review for approval at the October 16, 2025 regularly scheduled meeting. During the meeting, the Board approved all of the exterior modifications apart from plant selections in the buffer zone and established planting beds.

The applicant is submitting to the Board changes to the plantings in the buffer zone and the planting beds based on Board member comments. The revision memo for the landscape plantings (Attachment 03) identifies the plantings that are proposed to be swapped out. The other change is to the required masonry wall at the rear of the property. The masonry wall is proposed to be moved further away from the principal structure, and within three (3) feet of the rear property line. Final location of the wall is subject to site plan approval.

Attachments: 01 - Staff Report
02 - Application and Authorization
03 - Landscape Plan Revision Memo
04 - Landscape Plan Revision Cloud
05 - Landscape Plan Revision
06 - Landscape Detail Revision
07 - October 2025 BAR Order
08 - Relevant Code Sections

***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.***

Recommended motion:

I move to (approve/defer/deny) the request planting selections in the buffer zone and planting beds, for the mixed-use project for Sekas Homes LTD located at 515 Maple Ave E, Docket No. PF-1880827-BAR, in the AE, Avenue East Zoning district, filed by Mike Van Atta of Sekas Homes LTD, project contact. (as submitted / with the following conditions....)

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.