



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: December 15, 2022

Re: **Item No. 1 – IDT Docket No. PF- 896005-BAR
138 Maple Ave W – Vienna Shopping Center
Exterior Modification**

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.

The applicant is requesting removal of an existing knee wall, and removal and replacement of windows and doors for the vacant tenant space between Foster's Grille and Asurion tech repair & solutions

The applicant is proposing replacement of the storefront system to mirror 136D Maple Ave W, the retail space to the left of 138 Maple Ave W. The changes will be as follows:

- Removal of masonry knee wall at storefront.
- Replace two front doors with aluminum and glass doors.
- Replace the rear door with an insulated metal door, painted to match the other rear doors for the shopping center.
- Replace storefront with Kasneer Tri-Fab 451-T thermally insulated storefront system with 1" insulated glass.
- Metal finishes will be Hunter Green / Hartford Green.
- Walls painted to match existing:
 - Benjamin Moore AC-32 Prismo Dunes (next to 136 D Maple Ave W) see attachment 7.
 - Benjamin Moore HC-172 Revere Pewter (next to 138 A) see attachment 7.

***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.***

The applicant is also proposing repair of an uneven floor slab at the main entry door next to 136 D Maple Ave W as well as raising the sidewalk. Raising the sidewalk will allow the doors to be with the outside grade and interior floor elevation.

Attachments: 01 - Staff Report
 02 - Application and Authorization
 03 - Letter / Narrative
 04 - Site Plan
 05 - Elevations and Floorplan
 06 - Doors & Door Schedule
 07 - Renderings
 08 - Storefront Spec Sheet

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.