



TOWN OF
VIENNA
since 1890

Department of Planning and Zoning

Attachment 1

Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: January 15, 2026

Re: **Item No. 04 -Docket No. PF-1967843 -BAR
121 Maple Ave W - Gilded Pet Spa
Exterior Modification**

Request for approval of paint, lighting and additional exterior modifications at 121 Maple Ave W, Docket No. PF-1967843-BAR, in the AC. Avenue Center zoning district, filed by Kristina Robertson, The Gilded Pet Spa and Boutique, project contact.

The applicant and new business located at 121 Maple Ave W are proposing upgrades and changes to the exterior of the building. The applicant proposes the following exterior modifications to the property located at 121 Maple Avenue West:

- Wall Color: Repainting the exterior walls with Behr Ultra Pure White exterior paint.
- Roof Color: Repainting the roof using Rust-Oleum Protective Enamel in a satin black finish.
- Exterior Lighting: Installation of two exterior light fixtures measuring approximately 14.17 inches by 4.72 inches by 2.56 inches, finished in gold, with lighting output at 3000 Kelvin.
- Planter Boxes: Installation of two plastic composite planter boxes measuring 15.25 inches by 15.25 inches by 30 inches, finished in black.
- Landscaping: Placement of two natural-looking topiaries within the proposed planter boxes.

*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.*

Attachments:

- 01 – Staff Report
- 02 – Application and Authorization
- 03 – Paint Colors
- 04 – Exterior Lights
- 05 – Planter Boxes
- 06 – Topiaries
- 07 – Rendering
- 08 – Photos
- 09 – Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) the request for new paint, lighting and additional exterior modifications at 121 Maple Ave W, Docket No. PF-1967843-BAR, in the AC. Avenue Center zoning district, filed by Kristina Robertson, The Gilded Pet Spa and Boutique, 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.