



Department of Planning and Zoning  
Town of Vienna  
127 Center Street, South  
Vienna, Virginia 22180-5719  
p: (703) 255-6341  
e: DPZ@viennava.gov

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## Memorandum

**To:** Windover Heights Board of Review  
**From:** Lyndsey Cloutre, Principal Planner  
**Meeting Date:** July 1, 2025  
**Re:** 288 Windover Ave NW – Exterior Modifications – New Fence

### Request

**Request for a Certificate of Appropriateness for a New Fence**, located at 288 Windover Avenue NW per Sec. 18-840., Docket No **WHBR-1759879-25**, in the RS-16, single-unit detached residential zoning district; filed by Patrick Ohlhorst of Cloud IX Homes, on behalf of the property owners, Mary & Michael Parks.

### Description of Proposal

The applicant is constructing a new two-story single-family home with a pool, patios, and two detached accessory structures at the subject address. The home, accessory structure (barn), and rear patio area with pool were approved at the June 4, 2024, Windover Heights Board of Review meeting; and revisions to the pool patio and a new pool pavilion were approved at the April 1, 2025, meeting. The applicant has proposed a red cedar woodgrain SimTek Sherwood model 6' composite double-sided fence; images of the proposed fence can be found in Attachment 05. If approved, the fence will enclose the backyard, including the Lovers Lane frontage and partial frontages along Pleasant Street and Short Street, which is shown in Attachment 06.

### Property Description

The property known as 288 Windover Avenue NW is bounded by four streets: Short Street to the north, Lovers Lane to the east, Pleasant Street to the south, and Windover Avenue to the west. The property is 1.1 acres, or approximately 46,976 square feet. The lot is zoned RS-16,000 residential, which has a minimum required lot size of 16,000 square feet.

### Property History

The previous home at 288 Windover Avenue NW was constructed in the early 1980s. and consisted of a new single-family dwelling with attached garage, a driveway with two entrances onto Short Street and Windover Avenue, and a swimming pool in the rear of the house, closer to the Lovers Lane frontage. Demolition of this structure was approved in May 2024. On June 4, 2024, the Windover Heights Board of Review approved the design of the new home, accessory structure (the barn), and rear patio area with a pool; and on April 1, 2025, the WHBR approved revisions to the pool patio and a new pool pavilion.

**Staff Memo to Windover Heights Board of Review**  
**288 Windover Ave NW**  
**July 1, 2025**

### **Proposed Motion**

I move to (approve) (deny) (table) the Request for a Certificate of Appropriateness for a New Fence, located at 288 Windover Avenue NW per Sec. 18-840., Docket No WHBR-1759879-25, in the RS-16, single-unit detached residential zoning district.

*Or, other language as recommended by the Windover Heights Board of Review.*

### **Attachments**

1. Staff Memorandum
2. Application
3. Approved Site Plan
4. Approved Elevations
5. Proposed Fence Material and Images
6. Proposed Fence Location