



Town of Vienna

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Meeting Minutes Windover Heights Review Board

Tuesday, August 4, 2020

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Continuity of Government - Electronic Participation

To participate electronically please use the following link: <https://www.viennava.gov/DocumentCenter/View/5682>

The Windover Heights Board of Review met in regular session at 7:30 PM on Tuesday, August 4, 2020 in the Council Chambers at the Vienna Town Hall, 127 Center Street, South, Vienna, VA. Adoption of the Continuity of Government allowed board members, staff, and applicants to participate electronically.

Roll Call

Chairwoman Theresa Bachmann, Michael Cheselka, and Sharon Baum were present participating via Zoom.

Also, in attendance and representing town staff were: Town Planner, Andrea West via zoom with Principal Planner, Kelly O'Brien moderating the online meeting, and Clerk to the Board, Jennifer Murphy in attendance at Town Hall.

Continuity of Government

Chairwoman Bachmann read the resolution aloud for the record.

*Motion: Bachmann
Roll call vote: 3-0*

Resolution for Continuity of Government

Chairwoman Bachmann read the resolution aloud for the record.

*Motion: Bachmann
Roll call vote: 3-0*

Regular Business

Request for a Certificate of Appropriateness to construct a new single family detached residential dwelling on the property located at 364 Windover Ave NW, Docket No. WHBR-05-20, in the RS-12.5, single-family detached residential zoning district; filed by Geoff Davis, owner, Marc O'Grady, CPBD, AIBD, of Marc O'Grady Design, and Dan Govan of Govan Builders LLC..

Providing staff's report Ms. West stated that the application is a request for approval to construct a new single-family dwelling. A preliminary site plan has been provided

with design architectural and samples. Ms. West deferred to the applicant for review of proposed single-family dwelling architecture.

Architect to the project, Marc O'Grady of 20400 Peckham Street, Ashburn, Virginia was present via zoom. Mr. O'Grady explained that it is a Scandinavian modern design that is a simple, clean design with limited details. The proposed design fits within the neighborhood for new construction in story and scale. The exterior is a Brite White EIFS exterior that is similar to stucco, having a rigid foam insulation, with dark bronze casement windows and a standard architectural style roof shingle in Barkwood.

Ms. Baum asked if the EIFS material will be similar to the stucco material found on the in-town Giant building and whether there was concern for moisture. Mr. O'Grady answered that it is similar to stucco being a concrete substrate. The product was previously known to have issues with moisture when not installed properly. Ms. Baum asked for the expected lifespan. Mr. O'Grady could not say for certain, stating that he would expect decades as it is similar to dryvit.

Chairwoman Bachmann noted that it is important for the house to be congruent with the neighborhood. Mr. Cheselka was not convinced that the design fit with the style of neighborhood, stating that although a simplistic style stucco is not generally a material found on the ground level. They have previously received complaints that it may crack and damage making it difficult to match with replacement material. He noted that there is tree canopy along the front and asked if they are taking out all trees. Ms. West was unsure whether discussions have occurred with the Town's arborist and deferred to the applicant.

Geoffrey Davis owner of the subject property and participating via zoom, stated that there is one large tree at the front of the property that could not be preserved during the construction process. The other trees are considered scrub trees that are not likely to withstand the construction process.

Mr. Cheselka asked if the railings will be baked on, powder coated finish material. Mr. O'Grady answered yes. Mr. Cheselka asked why there are no windows shown on the left side and lower back elevations. He asked if it would make it nicer and provide more light. Mr. O'Grady stated that there is no view along that side. A brief discussion followed.

Chairwoman Bachmann asked staff for comments from neighbors. Ms. West stated that there are none.

There being no further discussion, Chairwoman Bachmann called the question.

Mr. Cheselka made a motion that approval be granted for a Certificate of Appropriateness to construct a new single family detached residential dwelling on the property located at 364 Windover Ave NW, Docket No. WHBR-05-20, in the RS-12.5, single-family detached residential zoning district.

There being no discussion on the motion, Chairwoman Bachman called the question.

*Motion: Cheselka
Second: Baum
Roll call vote: 3-0*

Approval of the Minutes: July 7, 2020

July 7, 2020 meeting minutes accepted with a noted spelling correction to the Chair's first name.

Motion: Baum

Second: Cheselka

Roll call vote: 3-0

Meeting Adjournment

There being no further discussion the meeting was adjourned at 7:53 pm.

Respectfully submitted,

Jennifer Murphy

Clerk to the Board

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.