



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: July 16, 2026

Re: **Item No. 06 -Docket No. PF-1580871-BAR**
415 Windover Ave NW - Green Hedges School
Exterior Modification - Fence

Request approval of fencing for Green Hedges School, located at 415 Windover Ave NW, Docket No. PF-1580871-BAR, in the RS-12.5, Single-Family residential zoning district, filed by Sara Mariska, Odin, Feldman & Pittleman, P.C., project contact.

On June 3, 2026, the applicant met with the Board of Architectural Review in a work session setting to discuss proposed acoustic membrane / fencing for sound attenuation. The meeting resulted in the following recommendations from the Board:

- Inquire with sound engineers about the level of sound mitigation of a wood fence with and without the acoustic membrane.
- If there is a difference, does it warrant the use of the acoustic membrane?
- Would the acoustic membrane trap moisture between the acoustic membrane and the wood fence causing the fence to deteriorate at rapid pace?
- Is there an installation method for the acoustic membrane on the wood fence that would allow for air flow to dry the fence (clips, chain link, etc.)?
- What portions of the fence can be viewed from the right of way? Adding acoustic membrane to a new or existing wood fence will need BAR approval regardless of visibility from the right of way by residents, but it may help the Board members with their decision.
- Provide the following with the submittal to the BAR's regular meeting:
 - site plan that shows where the acoustic fence would start and stop.
 - identify the types of fences (chain link or wood), which exist, and which are proposed to be constructed.

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.

- a rendering that will show what it looks like when constructed without landscaping as that will come to the Board at a future meeting.
- Photos or renderings showing what is visible from the street / right of way.

Based on the Boards recommendation the applicant had a sound engineer evaluate the proposed sound mitigation materials. After testing it was determined a ¾-inch tongue groove wood fence would provide the same sound attenuation as a 6-foot solid lead barrier. Provided with this information the applicant is proposing the installation of an 8-foot tall, ¾-inch thick tongue and groove fence adjacent to the schools playground. The applicant is also proposing the same fencing at 6-feet in height for the area between the school's property and 221 Nutley St NW property owners as well as a gate adjacent to 213 Nutley St NW.

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – BAR Narrative
 04 – Fence Site Plan
 05 – Fence Package
 06 – Sound Engineer Letter
 07 – Site Photos
 08 – June BAR Work Session Minutes
 09 – Relevant Code Section

Recommended motion:

I move to (approve/defer/deny) fencing for Green Hedges School, located at 415 Windover Ave NW, Docket No. PF-1580871-BAR, in the RS-12.5, Single-Family residential zoning district, filed by Sara Mariska, Odin, Feldman & Pittleman, P.C., 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.