



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 20, 2022

Re: **Item No. 6 - Docket No. PF-21-19-BAR (IDT No. 413426)  
245 Maple Avenue W. - Vienna Market  
Revision to Approved Plan - New Construction**

**Request for revisions to the previously approved plans for Vienna Market located at 245 Maple Avenue W., Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Gregory O'Neill of Northfield Construction and Development.**

Northfield Development, the developer of the building fronting Maple Avenue, including commercial base and townhouses above, of the mixed-use development Vienna Market at 245 Maple Avenue West, formerly the Marco Polo restaurant site, is requesting several revisions to the approved façade design and corner park. The applicant has provided elevations showing the previously approved façade and site drawings, and the proposed changes as follows:

Sheet E1 Maple Ave View:

1. The interior units (unit 3 and 4) have a precast band that runs the width of the units, in line with the top windows. This design feature was missed on the approved rendering and has been installed per the plans.
2. The metal canopies above the retail store fronts have been installed above the louvers for the retail space. This was done so that the canopies could be properly mounted to the concrete podium above.

***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.***

3. Exterior lights have been installed at the front door. This is per code and typical for all residences but was not on the rendering so felt it should be pointed out.

Sheet E3 Pleasant Street View:

1. Add precast sill under the top floor windows. This is consistent with all other windows.
2. Remove window and install faux brick window per plans. The renderings should not show a window in this location because this is a bathroom and it is not possible to install the window because it would be behind a vanity sink and toilet.
3. Include precast band at chimney instead of stopping at each side of the chimney. Maintains consistent look.
4. Add precast header above window. This is consistent with all other windows.
5. Metal canopy above the retail store front has been installed above the louvers for the retail space. This was done so that the canopy could be properly mounted to the concrete podium above.
6. Included a photo of the metal railing installed at promenade level which will be painted black

Sheet E4 Bank of America View:

1. Add precast sill under the top floor windows. This is consistent with all other windows
2. Remove window and install faux brick window per plans. The renderings should not show a window in this location because this is a bathroom and it is not possible to install the window because it would be behind a vanity sink and toilet.
3. Include precast band at chimney instead of stopping at each side of the chimney. Maintains consistent look.
4. Add precast header above window. This is consistent with all other windows.
5. Mechanical work to remain exposed. Renderings did not include plumbing lines, fire sprinklers, etc.
6. At retaining wall, requesting to not include the columns as noted on the renderings. The block wall with geogrid requires more room to place the column and would result in going outside the property line. We were not aware of this circumstance until construction had started and the site had to be stabilized. Because the wall is only visible from the bank and alley way, we are asking to leave the columns off permanently.

Sheet Corner Park Revision:

1. Changed location and size of transformer at the request of Dominion Power. Without the vault that had previously serviced the site, a second transformer was required as well as additional primary lines. To run adequate power to the site,

and maintain a safe distance from the townhome units, this design and location was required.

2. Due to the change in transformer size and location, the sidewalks had to be adjusted, as well as the planting locations.
3. Eliminated the planter boxes at end of each sidewalk leg. When installing the landscaping, this became an issue because of underground utilities and size. It also promotes a more open look. The only planter boxes that would work in this area would be precast boxes that could be moved as necessary.

Attachments:           01 - Staff Report  
                              02 - Application  
                              03 - Revision Narrative  
                              04 - Sheet E1 - Maple Ave Elevations  
                              05 - Sheet E3 - Pleasant St Elevations  
                              06 - Bank of America Elevations  
                              07 - Corner Park Revision Site Plan Page  
                              08 - 2019 Approved Landscape Plan  
                              09 - 2019 3D Renderings  
                              10 - Corner Park Picture

***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.