



Department of Planning and Zoning
Town of Vienna
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Memorandum

To: Windover Heights Board of Review
From: Andrea West, Zoning Administrator
Meeting Date: April 1, 20225
Re: 288 Windover Ave NW – Exterior Modifications – New Accessory Structure

Request

Request for a revision of a Certificate of Appropriateness for New Single Family Detached Dwelling, and Accessory Structures, located at 288 Windover Avenue NW per Sec. 18-840., Docket No **WHBR-1150891-23**, 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 applicants, property owners Michael and Mary Parks, in consultation with Patrick Ohlhorst, of Cloud IX Homes, LLC, are constructing a new two-story single-family home with a pool, patios, and two detached accessory structures at the subject address. The house plan is a traditional multiple open-gabled roof structure with an intersecting gabled front. The accessory structure and residence will have the same architectural colors and themes. 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. The applicant has revised the pool patio and is now proposing a second accessory structure: the pool pavilion.

The applicant has proposed the following material selections:

- *Roofing:*
 - Architectural asphalt shingle roof in IKO Cambridge in Dual Grey,
 - Standing seam metal – pac-clad – in musket gray steel,
- *Siding & Trim:*
 - Hardie Plank by Cedarmill,
 - James Hardie Dream Collection in Snow Owl; lap siding, tight board & batten texture,
 - Low maintenance PVC painted Snow Owl White exterior trim to match siding,
- *Brick & Stone:*
 - Glen-Gery Olde City with German smear look brick, and
 - Ponderosa Gold stacked fieldstone for landscape walls,
- *Doors & Windows:*
 - White Anderson 200 Low-E, Wood Core, Double Hung Windows with GBG Grill pattern, 4-over-4,

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- Four panel exterior slider doors in white by Anderson,
- Two, 8-panel solid wood front doors, and exterior doors, finished light wood stain,
- Clopay Coachman Series garage doors in standard white with colonial lift handle and colonial straps.

No changes have been proposed to this material list since the Board's last review.

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 47,916 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 existing home was constructed in the early 1980s. Historic aerial imagery from before 1980 shows a rectangular residential structure, accessed via Short Street, and agricultural activity on the land. By 1980, the land had been cleared. The 1980s redevelopment includes a new single-family dwelling with attached garage, a driveway with two entrances on to Short Street and Windover Avenue, and a swimming pool in the rear of the house, closer to the Lovers Lane frontage.

At their March 18, 2024, meeting, Town Council explored the necessity for public improvements within the Windover Heights Historic District adjacent to and/or on the property at 288 Windover Avenue NW. The Town Council voted in favor of no improvements as part of the proposed redevelopment with conditions.

On June 4, 2024, the Windover Heights Board of Review approved the design of the new home, accessory structure, and rear patio area with a pool.

Proposed Motion

I move to (approve) (deny) (table) the Request for a revision of a Certificate of Appropriateness for New Single Family Detached Dwelling, and Accessory Structures, located at 288 Windover Avenue NW per Sec. 18-840., Docket No WHBR-1150891-23, in the RS-16, single-unit detached residential zoning district.

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

Attachments

1. Staff memorandum (this document)
2. Application
3. Site Plan
4. Landscape Plan and Renderings
5. Exterior Materials and Colors
6. Pool Pavilion – Architectural Plans