

Memorandum

To: Windover Heights Board of Review
From: Maggie Costello, Principal Planner
Meeting Date: June 4, 2024
Re: 288 Windover Ave NW

Request for a Certificate of Appropriateness for New Single Family Detached Dwelling located at 288 Windover Avenue per Sec. 18-280.4., Docket No WHBR- 1150891-23, in the RS-16, single-family 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 proposing to demolish the existing single-family home, pool, and patio areas and construct a new two-story, single-family home, with a pool, patios, and detached accessory structure at the subject address. In addition, the new layout will remove the existing driveway facing Windover Avenue and will provide a new driveway facing Short Street. 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. The applicant has proposed the following material selections:

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

Additional materials and material specifications have been provided by the applicant as part of this application.

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 the following conditions:

- a. The applicant will dedicate six feet on Windover Avenue, NW.
- b. The applicant must provide and plant, in consultation with the Town’s arborist, a species of cedar tree along Windover Avenue, NW, and additional street frontages where appropriate, to provide infill plantings of the historic cedar trees lining the corridors.
- c. The applicant will, in collaboration with Department of Public Works, construct a swale/ditch along Lovers Lane, NW, and Pleasant, NW, to ensure site water along the south of the property does not cross Lovers Lane, NW, toward other private properties.
- d. The applicant will reduce stormwater runoff quantity and improve water quality by 20% onsite, which is twice the reduction required by the Town of Vienna for single-lot development and Virginia Department of Environmental Quality (DEQ) standards, with a design approved by the Department of Public Works.

Windover Heights Board of Review Process

Per Section Sec. 18-840.1 - Certification of appropriateness required. The Windover Heights Board of Review is required to review and approve the following prior to the issuance of a permit:

- A. A certificate of appropriateness shall be required before any of the following, except as provided in subsection B of this section, may be performed within the district:
 - 1. Erection of a building, accessory building, structure, fence or sign.
 - 2. Changing or altering the exterior architectural character of an existing building, accessory building, or structure to that degree which requires obtaining a building permit.

The Board must consider the following per Section 18-840.3 - Matters to be considered by the board:

- A. In its review of any application for a certificate of appropriateness, the Windover Heights Board of Review, or the council, on appeal, shall consider the following aspects of a building, accessory building, structure, fence or sign:

1. Exterior architectural features, including all signs, which are subject to public view at any time of the year from a public street, way or place.
 2. General design and arrangement.
 3. Texture and material.
 4. The relation to similar features of buildings, accessory buildings, structures, fences or signs in the immediate surroundings.
 5. Harmony or incongruity with the old and historic aspect of the surroundings.
 6. The extent to which historic places and areas of historic interest in the district will be preserved or protected.
 7. Special public value because of architectural and other features which relate to the cultural and artistic heritage of the Town.
- B. The board shall not consider interior arrangement, or relative size of the building, accessory building, structure, fence or sign.

Per 18-840.7 - Appeal to Town Council., appeals of Board decisions are to the Town Council:

- A. Any person jointly or severally aggrieved by any decision of the board, including any applicant, any citizen of the Town and the Town through its zoning administrator, may appeal such decision to the Town Council by filing with the Town clerk a written request for appeal. Such appeals shall be filed within 30 days after the decision has been made by the board.
- B. The Town Council shall within 30 days of receipt of such written request, or within a longer period if agreed upon by the applicant, grant such applicant a full hearing at a public meeting.
- C. Within 30 days of such hearing, and after consultation with the board, the council may reverse or modify the decision of the board, in whole or in part, or it may affirm the decision of the board.

***This staff report does not represent final board approval or building permit.
Applicants must attend the meeting and represent their application.***