



Memorandum

To: Board of Architectural Review – Special Meeting

From: Sharmaine Abaied, Planner

Meeting Date: May 28, 2025

Re: **Item No. 14 –Docket No. PF-983578-BAR**
The Grove on Park (formerly Vienna Courts) - 127 – 133 Park St NE
Exterior Modifications - Revision

Request approval of minor revision - addition of window openings and railings - for Grove on Park (formerly Vienna Courts), located at 127 – 133 Park St NE, Docket No. PF-983578-BAR, in the RMU, Residential - Multi-Unit zoning district, filed by Patty Hanley of BFR Construction Company, project contact.

At the regularly scheduled Board of Architectural Review meeting held on May 15, 2025, a quorum was not present for Agenda Item 14. According to Section 4-6 of the Town of Vienna Code, a quorum consists of three members of the Board. In the absence of a quorum at a regular meeting, a special meeting must be scheduled within ten days. The applicant agreed to a special meeting date of May 28, 2025.

The applicant previously met with the Board on October 19, 2023, to seek approval for exterior modifications and returned most recently on December 19, 2024, to present revisions to the approved plans. The current request involves additional revisions, specifically related to windows and railings, as outlined below:

Window Revisions:

- Addition of two new windows on the left elevation for buildings 8 and 12—one at the basement level and one at the second-floor level.
- Addition of four new windows on the left elevation for buildings 2, 4, 5, 6, 7, 9, and 11—two at the first-floor level and two at the second-floor level.

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.

All new windows will match the previously approved windows in both manufacturer and model.

Railing Revisions:

Extension of the railings across the full width of the front elevations for both buildings 3 and 4. The railing additions were not shown on the approved site plan or elevations. The applicant has submitted photographs, but no updated drawings have been provided to reflect these changes.

Attachments:

- 01 - Staff Report
- 02 - Application & Authorization
- 03 - Revision Narrative & Rendering
- 04 - Photos of Left Elevation
- 05 - Relevant Code Sections

Recommended motion:

I move to (approve/ defer/ deny) the request for minor revision - addition of window openings - for Grove on Park (formerly Vienna Courts), located at 127 - 133 Park St NE, Docket No. PF-983578-BAR, in the RMU, Residential - Multi-Unit zoning district, filed by Patty Hanley of BFR Construction Company, 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.