



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 17, 2024

Re: **Item No. 01 - PF-1426305-BAR**  
**1131 Moorefield Hill Ct SW - Solar Panels**

**Request for approval for installation of solar panels, located at 1131 Moorefield Hill Ct. SW, Docket No. PF-1426305-BAR, in the RMU, Residential - Multi-Unit zoning district, filed by ION Solar, project contact.**

The applicant is proposing to install 14 rooftop-mounted solar panels. Two of the solar panels are proposed for installation on the front of the townhome. Installation of the other 12 solar panels is proposed for the rear-facing roof. The solar panels are made of an anodized aluminum black frame with a polymer black back sheet. The solar panels will be installed by a REC-certified solar professional per the REC solar panel installation specifications. Any roof penetration will have proper flashing sealant to provide a watertight installation. The distance between the roof and the solar panels is proposed at 6".

Attachments: 01 - Staff Report  
02 - Application and Authorization  
03 - Solar Panel Plans  
04 - Solar Panel Specifications  
05 - Structural Letter  
06 - Relevant Code Section

*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.*

Recommended motion:

I move to (approve/defer/deny) the application requesting installation of solar panels, located at 1131 Moorefield Hill Ct. SW, Docket No. PF-1426305-BAR, in the RMU, Residential - Multi-Unit zoning district, filed by ION Solar, 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.