



Department of Planning and Zoning
Town of Vienna, Virginia
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 Vienna, VA 22180
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Town of Vienna
Board of Architectural Review
Certificate of Approval

This represents the final decision of the Board of Architectural Review pursuant to Section 4-11 of the Vienna Town Code. This decision is effective from the date of the meeting for which the vote took place. Any changes to the decision require review by the Board of Architectural Review.

NOTE: This certificate does not serve as a building permit or zoning approval from the Town of Vienna. All building permits are issued by Fairfax County after all County and Town of Vienna reviews are complete.

Project File/Docket No.: PF-1880827-BAR

Project Address: 515 MAPLE AVE E

Project Description:

Request for approval for exterior modifications, listed in the staff report, for a mixed-use project for Sekas Homes LTD located at 515 Maple Ave E, Docket No. PF-1880827-BAR, in the AE, Avenue East Zoning district, filed by Mike Van Atta of Sekas Homes LTD, project contact.

1. As required by Chapter 4 of the Vienna Town Code, an application has been made for approval of the above referenced project at 515 MAPLE AVE E.
2. An application of public record is on file at the Vienna Town Hall under Docket Number PF-1880827-BAR and is available for public review.
3. On 10/16/2025 a public hearing was held, all applicable information was considered, a vote of the Board members was taken and the following decision was made.

DECISION

The terms or conditions of the Board's decision shall not be modified without the Board of Architectural Review's approval.

_____ The Board voted to approve the application as submitted.

___X___ The Board voted to approve the application with the condition(s) or modification(s) as listed below:

Board Chair

Board Secretary

Conditions or Modifications of Approval:

- with the exception of plant selections in the buffer zone and established planting beds

Exterior Modifications Listed in Staff Report:

- *Masonry and Siding*
 - Blue Ridge Regent Brick
 - Cumberland Tudor Brick
 - Rose Range Tudor Queen Size Brick
 - Buff Limestone
 - Cobblestone Fiber Cement Siding
 - Biltmore Blend – Random Ashlar Stone Retaining Wall
- *Storefronts, Doors, and Windows*
 - Charcoal Aluminum Storefront
 - Black Onyx Fiberglass Door
 - Black Trim Single Hung Windows
 - Industrial Brown Flush Panel Industrial Steel Overhead Door
 - Classic French Gray Clad Panel Aluminum Canopy
- *Metal, trim and accent features:*
 - Textured Black Aluminum Railing
 - Classic French Gray Aluminum Screen
 - Cobblestone PVC Synthetic Wood Trim
 - Synthetic Wood Alternates (Acacia Haze or Smoke Bush) via PVC Versatex, custom bent metal, or similar materials
- *Paint Colors (Sherwin Williams)*
 - Acacia Haze
 - Smoke Bush
 - Classic French Gray
 - Unspecified SW color to match Cumberland Tudor Brick
- *Light Fixtures*
 - Garage Lights:
 - LytePro Garage & Canopy Light
 - Flux Panel LED Recessed Light
 - Exterior Lights:
 - Powder Coated Black Wall Sconce Cylinder Light
 - Powder Coated Black Warren Mini Lantern
 - Shallow Regress Lights
- *Landscape*
 - Deciduous Trees -
 - Red Maple
 - Willow Oak
 - Black Gum
 - Redbud
 - Shrubs –
 - Dwarf Black Chokeberry
 - Inkberry
 - Florida Flame Azalea
 - Dwarf Arborvitae
 - Blackhaw Viburnum
 - Ornamental Grasses-
 - Switchgrass
 - Pennsylvania Sedge
 - Little Bluestem
 - Perennials-
 - Moss Phlox
 - Echinacea

Deviations from Approved Plan Prohibited:

Please be aware that once having obtained approval and a Certificate of Approval any deviation from the approved plan shall be considered a misdemeanor as well as a zoning violation.

Appeal Process:

An appeal to a decision of the Board of Architectural Review may be made to the Vienna Town Council. Such appeal shall be made in writing within fourteen (14) days of the date of the decision, accompanied by the required fee for an appeal, and filed with the Town Clerk's office. Further information is available in Section 4-12 of the Vienna Town Code or from the Department of Planning and Zoning (703) 255-6341.