
November 10, 2023

To the Town of Vienna Staff and Windover Heights Board of Review,

Cloud IX Homes, LLC has been hired by property owners Michael & Mary Parks to complete pre-construction consulting services for a new single-family dwelling (NSFD) at 288 Windover Ave NW, Vienna (Located within the Windover Heights Historic District).

The plan is to remove the existing home and build a *single* NSFD by right.

This application is for the request of determination on the following matter:

Will public right of way improvements (specifically curb, gutter, and/or sidewalk) be required as part of the NSFD building process? Town Code (Sec. 18-280.3) states that no new construction projects for new public improvements shall commence without hearing the recommendation of the Windover Heights Board of Review and the decision of the Town Council.

Property owners Michael & Mary Parks selected 288 Windover Ave NW primarily due to the wooded and mature tree-lined feel of the Windover Heights Historic District. It is the belief and desire of both Michael and Mary Parks, as well as Cloud IX Homes that NO curb, gutter, or sidewalk improvements should be required on any of the four streets surrounding the property at 288 Windover Ave in conjunction with a NSFD.

If curb, gutter, and sidewalk were required as part of the NSFD, no less than **32 mature trees** would need to be removed in the public right of way to accommodate the construction. Please find attached the following support documentation:

- Photos of the Historic District and right of way approaching and surrounding 288 Windover Ave, NW.
- Engineered survey of the existing condition of the property as well as an in-depth tree inventory.
- Exhibit showing likely location of proposed new home (expected within approximate footprint of existing home).

It is our request that a confirmation and determination be made that no curb, gutter, or sidewalk shall be required as part of the construction of a new single-family dwelling at 288 Windover Ave, NW.

Sincerely,

C. Patrick Ohlhorst
Cloud IX Homes, LLC