



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: March 20, 2025

Re: **Item No. 01 - Docket No. PF-1610163-BAR**  
**Electric Bull - 176 Maple Ave W**  
**Exterior Modifications - Outdoor dining**

**Request for approval of exterior modifications to include string lights, awning, space heaters, painting of the façade, and revisions to the tables and chairs for Electric Bull, located at 176 Maple Ave W, Docket No. PF-1610163-BAR, in the AC, Avenue Center zoning district, filed by Steve Kenney, RV Architects, project contact.**

The applicant presented the proposal for an outdoor dining area located at 176 Maple Ave W, the former CAVA restaurant location, at the February 20, 2025, Board of Architectural Review meeting. The applicant received approval for the tables, chairs, handrails, and planters. The request for the string lights, awning, and heating elements was deferred.

The changes and updates proposed by the applicant are as follows:

- Rockless X Table base for the 2-Tops and Rockless T-base for the 4-Tops, both in Black
- Out Design Group String Dining Chair Aluminum Frame in addition to Palmera Stackable Outdoor Restaurant Rope Chair, in Black.
- World Market, Black dimmable LED Outdoor String Lights
- Five Home Depot Hammered Platinum portable gas heaters
- 1 - 10'x10' Midtown square cantilevered umbrella with a fillable base
- 1 - 8.5'x8.5' Midtown square center pole umbrella with a steel base.
- New Exterior paint, Sherwin Willimas Black Magic (SW 6991) on the façade for the proposed restaurant only.

*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.*

The applicant will be submitting a Conditional Use Permit application since the requested seating is above the administrative review of 12 seats.

Attachments:           01 – Staff Report  
                              02 – Application and Authorization  
                              03 – Plan and Renderings  
                              04 – Photo Sample  
                              05 – Relevant Code Sections

***Recommended motion:***

I move to (approve/defer/deny) the application requesting exterior modifications to include string lights, awning, space heaters, painting of the façade, and revisions to the tables and chairs for Electric Bull, located at 176 Maple Ave W, Docket No. PF-1610163-BAR, in the AC, Avenue Center zoning district, filed by Steve Kenney, RV Architects, 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.