



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 20, 2022

Re: **Item No. 2 – Cottage Courts, 117 Courthouse Road
IDT Docket No. PF-652604-BAR
Revision to Approved Plan New Construction**

Request for revision to approved plans for new construction, 12 duplex units & clubhouse, for the Cottage Court development, located at 117 Courthouse Road, No. PF-652604-BAR, in the RM-2 zoning district; filed by Dennis Rice, of JDA Custom Homes, Inc & 117 Courthouse LLC.

JDA Custom Homes, Inc., received approval for new construction of 12 duplex units and a clubhouse at the March 17, 2022 Board of Architectural Review meeting. The applicant is requesting a revision to construct a 6' vinyl fence, on behalf of the neighboring property owners request, in place of the approved brick wall along the property line adjacent to a single-family residential home. The zoning code requires a brick wall between certain uses; however, duplexes are not one of the uses required to build a brick wall to screen it from adjacent detached residential housing. The proposed fence will be a 6' white PVC vinyl fence with 5x5 pyramid capped posts that will be 8' on center.

Attachments: 01 – Staff Report
02 – Application
03 – Site Plan
04 – Neighbor Letter
05 – Long Fence Brochure

***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.***

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.