



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: October 20, 2022

Re: **Item No. 4 - Docket No. PF-869379-BAR**
419 Maple Ave E. – Maple Avenue Shopping Center
Exterior Modifications

Request Exterior Modifications for Maple Avenue Shopping Center located at 419 Maple Ave E., Docket No. PF-869379-BAR, in the C-1, Local Commercial Zone zoning district; filed by Kelly Dubyak of MTR Earth Consulting, LLC, project contact.

The applicant is proposing demolition of the existing timber retaining wall behind the Maple Avenue Shopping Center and replacing with a Stone Strong retaining wall. The retaining wall will be constructed with “Chiseled Granite” interlocking blocks that will be backfilled with #57 stone. The structurally engineered interlocking block wall system will be comprised of hollow designed stone blocks weighing approximately 6,000lbs with a fully integrated drainage system. The applicant is also proposing to replace any paving damaged during the demolition process.

Attachments: 01 – Staff Report
02 – Application and Authorization
03 – Site Plan Sheets
04 – Retaining Wall Pattern Selection
05 – Design Calculations
06 – Block System Components
07 – Photos from other sites

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.