



## Memorandum

To: Board of Architectural Review

From: Michael D'Orazio, Deputy Director

Meeting Date: May 17, 2018

Re: Item No. 3

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**Request for approval of exterior modifications for Cadence on Center located at 135 Center Street South, (Docket No. BAR-59-17), in the RM-2 Multifamily, Low Density zoning district; filed by John Sekas, developer.**

The existing property is a 45,042 square foot parcel (1.034 acres) situated on the corner of Locust Street Southwest and Center Street South. The approximately 200-foot-wide by 225-foot-long parcel is zoned RM-2 Multifamily, Low Density Residential. The applicant previously received approval to build 17 townhouse style condominiums by the Board on September 21, 2017. Nine units front Center Street South, four units front Locust Street Southwest, and four units are to front the Vienna Town Hall parking lot. The proposed townhouses all have rear-loading two-car garages, with access from the private driving aisles, located off Locust Street Southwest. Open space (which includes a gazebo and grassy areas) has been set aside in between the fronts of Units 14, 15, 16, 17 and the Town Hall property line.

The applicant now seeks approval for the design of the gazebo/pavilion structure. Although the gazebo was included on the civil plans and illustrative plans, a design was not shown. The applicant proposes a pavilion structure with a slate base, PVC trimmed column piers, and a seamed metal roof. The pavilion will include two stone/slate benches on either end of the pavilion. The pavilion is approximately 14 feet tall with a base that measures 15.67 feet by 15.67 feet.

Staff would like to note that the applicant also recently received approval from Town Council to reduce the length of the required masonry wall along the southwestern side of the property line. The applicant will be replacing approximately seventy-eight percent of the proposed wall with additional trees and will keep a 45-foot portion of the wall, located near the southwest corner of the site, to shield the residential properties from headlights from the townhouse drive aisle. The applicant will also be planting 30 total trees, mostly along the property line shared with single-family properties. This increases the number of approved trees by 4 trees. The applicant agreed at the Town Council meeting, at the request of a neighboring single-family dwelling owner, that some of the trees be located away from the shared



property line. The planting size of the trees along the property line will increase from the original plans from 6-7 feet to 8-10 feet.

Illustrations and material samples have been included as part of the submittal package.

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This staff report is not an approval.

***Applicants should 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.

