



## Memorandum

To: Board of Architectural Review  
From: Andrea West, Planner  
Meeting Date: February 21, 2019  
Re: **Item No. 6 - Docket No. 09-19-BAR**  
**Wawa Convenience Store - 465 Maple Ave W**

---

**Request for approval of an exterior modification for Wawa Convenience Store located at 465 Maple Ave W, (Docket No. 09-19-BAR),** in the C-1 Local Commercial zoning district; filed by Robert D. Brant, Walsh, Colucci, Lubeley & Walsh P.C., agent for Wawa.

The applicant is requesting approval to complete exterior modifications an existing commercial structure, additional landscaping, construction of a new trash enclosure, new wall signage and a refurbished monument sign at the corner of Maple Avenue W and Nutley Street NW for a new Wawa convince store as detailed in the attached drawings.

The existing building was constructed in 1974, and most recently was used as a real estate office. The building interior will be reconfigured to create a main store entrance at the central between the singe-story and two-story portion of the building from the existing parking lot on the interior of the lot. A secondary pedestrian entrance will be located on the Maple Avenue façade, connected to the parking lot and Nutley Street with a lead walk. Above the primary customer entrance, a tower creating a small portico over the main entry is to be added, raising slightly above the existing roof peak.

Paint and cladding materials will be used to modify the appearance of the existing red brick and off-white stucco material. The red brick is the be painted a charcoal gray, Benjamin Moore Gray in Eggshell. Around the one-story portion of the structure, six existing stucco columns will be altered to a rectangular shape and covered in thin brick veneer. The columns will be painted to match the existing brick with Benjamin Moore Gray paint in Eggshell. The brick below the roof soffit, existing off-white stucco, and accent panels between the rear windows will be filled with fiber cement siding in Nichiha Cedar Vintage Wood. The building trim will be a painted black metal, with other features, such as column capitals and a decorative soffit on the parking lot façade, in Atas #17 Brite Red. Around the pedestrian path and patio on the Nutley/Maple corner, a new tempered glass, and aluminum fence with fiber cement siding cladding matching the building is proposed.



The new trash enclosure at the rear of the property will be constructed of materials and colors in kind with the principal structure, including Benjamin Moore Grey paint in Eggshell over brick veneer, and metal doors and accents in gray EFIS, and dark gray metal doors.

The applicant has proposed two wall signs, refurbishment of the existing monument sign and the option for one directional sign on the Nutley Street parking lot entrance. The proposed signs meet the standards of the Town Code. The tenant space is 68.2 feet in width (or building frontage) and is permitted 136.5 square feet in sign area. The sign proposed is a total of 88.3 square feet.

Prior to this hearing, the applicant has had two work sessions with the Board to discuss these proposed modifications: December 7, 2018 and February 1, 2019.

\* \* \* \* \*

*Applicants should attend the meeting and represent their application.*

*Failure to appear may result in the deferral of the item.*

*Failure to appear will not relieve any pending violations.*

*This staff report is not an approval, or building permit.*

*Board approval is not a building permit.*