



Memorandum

To: Board of Architectural Review
From: Andrea West, Planner
Meeting Date: April 18, 2019
Re: **Item No. 4 - Docket No. 19-19-BAR**
Landscape Plan (Trees & Retaining Wall) - 374 Maple Ave E

Item No. 4: Request for approval of exterior modification (retaining wall) and landscaping modification for the existing multi-tenant commercial building at 374 Maple Ave E, Docket No. 19-19-BAR, in the C-1A Special Commercial zoning district; filed by Mike White of Eagle Contractors.

The applicant is requesting approval of a new retaining wall and tree plantings on the western property line. The retaining wall is a stacked block interlocking system, Harington by Keystone Retaining Wall Systems. The wall height is illustrated as 3' in the graphic, however, the wall will be varied in height to meet the grade and the wall will only reach the 3' at its highest points. In the rear of the property, the planting island will be mulched; no plantings are proposed at this time. The applicant is proposing to replace the trees removed with Dogwood, Cedar and Japanese Maple trees. The Town arborist was consulted and had no comment on the proposed plantings.

The adjacent property to the west is the drive-through Starbucks (formerly Taco Bell) and to the rear is unimproved, Town owned, right-of-way. The properties located to the rear of the unimproved Town property are single-family homes. A brick wall is located on the subject property to screen the parking from the residential properties

Property History

In January 2019, staff was notified of tree removal and ground disturbance occurring at the subject location without approval. All trees, plantings, and retaining walls were removed from the rear and western-edge of the parking lot adjacent to the bank drive-through lane. Upon site inspection, it was also noted that no erosion and sediment control measures were being used to control run-off at the site. Staff notified the building owner of requirements for review of proposed changes and that



approval is required prior to commencement of proposed work, even when building permits are not required.

The site plan was approved by the Town of Vienna in 1974; the original site landscaping plan is attached. The trees on the site plan in this location were listed as “existing” for preservation, and one tree in the rear of the lot was listed as “relocated.” It is unknown if these trees were existing as of January 2019. The retaining wall was constructed of railroad tie timbers. Upon review of approved site and landscape plan and existing site photos, staff noticed trees have been removed from the center parking island at an unknown date.

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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.

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