

CERTIFICATE OF APPROVAL

BOARD OF ARCHITECTURAL REVIEW

Vienna, Virginia

Project: Request for approval of Vienna Market, a new mixed-use project, at the former Marco Polo Restaurant site, located at 245 Maple Avenue W., Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Nate Robbins of Northfield Development.

Docket No.: 21-19-BAR

1. As required by Chapter 4 of the Vienna Town Code, an application has been made for approval of the above referenced project at the above location.
2. An application of public record is on file at the Vienna Town Hall under the above referenced docket number and is available for public review.
3. On September 19, 2019 a public hearing was held, all applicable information was considered, a vote of the Board members was taken and the following decision was made.

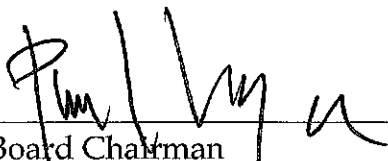
DECISION

The terms or conditions of my decision shall not be modified without the Board of Architectural Review's approval.

The Board voted to approve the application as submitted.

The Board voted to approve the application with the condition(s) or modification(s) as listed on the second page of the order.

The Board voted to defer/deny the application for the reason(s) listed on the back of this paper.


Board Chairman

Board Vice-Chair

Conditions or Modifications of Approval:

1. Clarification the light fixtures selected would be the black finish
2. Staff evaluate the Eastern most sidewalk to ensure adequate lighting making appropriate adjustments if offsite lighting is not adequate
3. Staff, prior to occupancy, evaluate lighting at night to ensure lighting is adequate for intended use.
4. Staff note any corrections to the approved plan in regards to the cobra light shown in the right of way near the Pleasant St intersection.
5. Two planters at the commercial stairs in the midpoint of the building enter the retail sidewalk and return, and return back to the wall creating a 2x2x2 planter, inside dimension, with a railing attached in similar material as the railings around the building.
6. The brick choice for the commercial space be #3 except wire cut brick #2 at the rear wall of the driveway inside the pillars flanking that wall
7. Wire cut brick #2 above the rustication at the railroad sign which is mural location #2 with the rustication on the side of the stairwell / elevator shaft be three sections high.
8. The Dwarf Junipers will be considered and the Japanese Holly to replace the Purple Fountain Grass. Reporting to staff the replacement landscaping.

Reasons for Denial:**Continuing Conditions:**

Pursuant to Section 4-15, Design Criteria, this Certificate of Approval is issued on the basis that the signage and design features used will not deteriorate rapidly, are not of a short term architectural or aesthetic acceptability, are not plainly offensive and will not constitute a reasonable foreseeable detriment to the community. Accordingly, the applicant/owner is required to maintain all signage and design features to preserve the goals and intent of the Certificate of Approval.

Deviations from Approved Plans Prohibited:

Please be aware that once having obtained approval and a Certificate of Approval, any deviation from the approved plan shall be considered a misdemeanor as well as a zoning violation.

Authority:

This represents the final decision of the Board of Architectural Review pursuant to Section 4-11 of the Vienna Town Code and is further detailed in the minutes of the meeting noted above. This decision is effective from the date of the above meeting. Any changes to the decision require review by the Board of Architectural Review.

Appeal Process:

An appeal to a decision of the Board of Architectural Review may be made to the Vienna Town Council. Such appeal shall be made in writing, within fourteen (14) days of the date of the decision, accompanied by one hundred twenty-five dollars (\$125) and be filed with the Town Clerk's office. Further information is available in Section 4-12 of the Vienna Town Code or from the Department of Planning and Zoning (703) 255-6341.