

1 October 2019

Ms. Melanie Clark
Town Clerk
Town of Vienna
Vienna, Virginia 22180

We, the undersigned residents, registered voters and qualified electors in the Town of Vienna, appeal to the Town Council the September 19, 2019 final approval by the Vienna Board of Architectural Review (“BAR”) of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code. Per Article 4-12, we are including a check for \$125 with this appeal.

The basis of our appeal is that the final architectural designs as approved by the BAR violate the Maple Avenue general design criteria as set forth in Article 4-15(d), and the Maple Avenue Commercial district design criteria as set forth in Article 18-19.14.E.4 and Article 18-95.14.G.1. Attached is a letter dated August 14, 2019 which lays out in more detail the specific reasons for this appeal. By this letter, we also incorporate into this appeal the elevations included in the record for BAR19-122, pdf entitled “Elevations w Edits_PF-21-19-BAR_Vienna Market_Sept2019.pdf (“Final Elevations”).

In brief, the three design criteria cited above require that the rear façades of any buildings on Maple Avenue, and/or any buildings that are being built under the Maple Avenue Commercial district provisions, be consistent with, or the same materials as, the front and side façades, as long as those rear façades are visible from public areas. As approved, the rear façades of four of the five townhouse rows along the proposed Vienna Market Lane consist almost entirely of siding material with no brick; whereas the front and side façades consist almost entirely of brick with no siding. *Compare* Final Elevations at E3 and E3A (front and rear façades of Pleasant); E4 and E4A (front and rear façades of units facing Bank of America); and E5 and E5A (front and rear façades of interior strips 1 and 2).

The specific reasons cited in the August 14 2019 letter and herein meet the “just cause” requirement of Article 4-12. Therefore, under Article 4-12, the Town Council must hold a public hearing within a certain number of days to consider this appeal. We ask that you inform the principal appellants listed below of the time of the public hearing, and that we be granted 20 minutes to present our case.

Respectfully submitted, Charles and Laura Anderson



Principal Appellants
125 Pleasant St., NW

Attachments (3):

Signatures of Qualified Electors
Anderson August 14, 2019 letter to BAR
Copy of Final Elevations