

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 Ave 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 August 15, 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. The paint spec colors of the Hardie panels on the backs of the towns over retails
2. The brick selection is provided to staff with a choice of like materials
3. The pillar at the end of the retaining wall along Bank of America close to Church St. ends with a more substantial pillar
4. Confirm the center steps along the front of the retail are eliminated
5. Verify the color and the materials of the railing coming from the park plaza down into the retail sidewalk area be consistent with the materials of the railing

The following items are to be excluded from the approval:

1. The lighting / photometric plan include all lights on the residential and commercial section be combined into one photometric plan with the specs as needed
2. The landscape plan of sidewalk area in front of retail be developed and brought back before the Board.
3. The brick on units 1, 13, 28, and 29 wrap around into the private street and a design is presented to further enhance the architectural feel of the units
4. Resubmit options for the retail brick

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.