



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: January 16, 2020

Re: **Item No. 3 - Docket No. PF-02-20-BAR**  
**Molly's Yogurt - 521 Maple Ave W.**

**Item No. 3: Request for approval of mechanical unit platform on rear roof elevation for Molly's Yogurt located at 521 Maple Ave W., Docket No. PF-02-20-BAR, in the C-1 Local Commercial district;** filed by Margaret Schottler of Molly's Yogurt.

The applicant is requesting approval of an existing platform and mechanical equipment on the rear roof of the building at 521 Maple Ave W., located within the Vienna Green shopping center. The platform, constructed of metal, supports the hood and exhaust fan for the kitchen within the building.

The platform was constructed as part of an internal modification to the structure completed without Fairfax County or Town of Vienna review. Staff feels that based on the requirements of Chapter 4, the addition of the platform modifying the roof form is a substantial change visible from the public right-of-way that should be reviewed by the Board of Architectural Review.

### ***Process***

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.

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*Applicants must 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.*