



Memorandum

To: Board of Architectural Review

From: Kelly O'Brien, Principal Planner

Meeting Date: March 19, 2020

Re: **Item No. 1 - Docket No. PF-03-20-BAR
Flagship Carwash - 540 Maple Ave W.**

Item No. 1: Request for approval of screening on the side façade of Flagship Carwash located at 540 Maple Ave W., Docket No. PF-03-20-BAR, in the MAC Maple Avenue Commercial district; filed by Guy Paolozzi of Flagship Carwash.

The applicant is requesting approval of screening awnings to be installed within the existing upper level rear openings of the Flagship Carwash building located at 540 Maple Avenue W. The structure is two levels with automotive parking and circulation areas to the Chick-fil-a restaurant on the ground level, and the Flagship Carwash on the second level.

Within these parking and circulation areas, interior lighting is viewable from neighboring residential properties. In order to reduce the glare into residential properties, the owner has proposed installing Sunbrella "Walnut Brown Tweed" awning material into the upper level open areas on the side of the building (the McDonald's side) as shown in the attached rendering. The proposed awning materials should dim the lighting.

The openings proposed to have the screening installed are on the upper rear portion of the west elevation of the building. The applicant has included a detail showing how the awning material will be mounted inside the existing openings. The applicant has also provided a letter from an engineer stating that the use of awning materials in the lower open areas would adversely impact ventilation and air flow.

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 or a representative must attend the meeting and represent their application.

Representatives at the meeting must be able to answer questions about the 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.