



Department of Planning and Zoning  
Town of Vienna, Virginia  
127 Center Street South  
Vienna, VA 22180  
Phone: (703) 255-6341  
Email: DPZ@viennava.gov

## Project Overview

#413426

**Project Title:** Vienna Market Marco Polo Development  
**Application Type:** Board of Architectural Review: Exterior Modifications  
**Workflow:** 2. BAR Meeting

**Jurisdiction:** Town of Vienna  
**State:** VA  
**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Chilton MacGregor  
NV Homes  
3926 Pender Dr  
Fairfax, VA 22030  
P:703-259-6800  
[cmacgreg@nvrinc.com](mailto:cmacgreg@nvrinc.com)

Indicate which of the following additional project contacts are to be included on project correspondences.: Architect

### Contact Information: Owner

Chilton MacGregor  
NV Homes  
3926 Pender Dr  
Fairfax, VA 22030  
P:703-259-6800  
[cmacgreg@nvrinc.com](mailto:cmacgreg@nvrinc.com)

### Contact Information: Architect

Bill Foliaco  
Lessard Design  
8521 Leesburg Pike, #700  
Vienna, VA 22182  
P:571-830-1800  
[bfoliaco@lessarddesign.com](mailto:bfoliaco@lessarddesign.com)

## Project Address

### Project Address:

- 116 MARKET SQ NW (Unverified)
- 245 MAPLE AVE W

### Resource Management Area: Resource Management Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RMA

### Resource Protection Area : Resource Protection Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RPA

### Windover Heights Historic District: Address/Parcel

- 245 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

### Town Limits: Address/Parcel

- 245 MAPLE AVE W: IN TOWN OF VIENNA

### Future Land Use Plan: Address/Parcel

- 245 MAPLE AVE W: MIXED-USE

### Current Zoning: Address/Parcel

- 245 MAPLE AVE W: MAC

## Project Description

**Project Description:** Updated BAR Files for Vienna Market

## Exterior Modifications Information

**Nature of Proposed Work:** New Development/New Construction, Minor Facade Modification

**Describe proposed improvements (including dimensions as necessary):**

1. Sheet E2 – Lot 13 side elevation has been updated to no longer have the roof terrace similar to Lot 1. This change has been made due to height restrictions on this unit.
2. Sheet E2 - During review of the height restrictions, 2 other errors in the original submission were found and have been addressed.
  - The representation of the end units were not in the correct order. From left to right, the sequence of units should be Lot 29, Lot 28, Lot 13, Lot 1. This is now correctly shown.
  - Lot 28 incorrectly showed brick rustication to the top of the second floor. The drawing has been updated to show rustication to the top of the first floor to match the front of the unit.
1. Sheet E3 – Lot 1 roof top terrace stair was removed due to height restrictions. Lot 2 unit was flipped to have roof terrace stair against edge of lot 3 due to height restrictions. Lot 12 front elevation was flipped to allow correct positioning of the interior stairs.
2. Sheet E3A – Rear elevations of lot 1 and 2 have been updated to reflect removal of stair for Lot 1 and new placement of stair for lot 2.
3. Sheet E5 – Lot 13 roof top terrace stair was removed due to height restrictions. Lot 14 unit was flipped to have roof terrace stair against edge of Lot 15 due to height restrictions.
4. Sheet E5A – Rear elevations of lot 13 and 14 have been updated to reflect removal of stair for lot 13 and new placement of stair for lot 14.
5. Sheet E6 – Reference elevation of Lot 1 and 2 have been updated to reflect changes.
6. Sheet E7 – Reference elevation of Lot 1 and 2 have been updated to reflect changes.

**Are any Fairfax County Building Permit application numbers associated with this application?:** No

**Fairfax County Building Permit Number(s):**

## Exterior Modifications Information

**Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):** N/A

**Will your project include lighting?:** No

**Please describe the lighting elements to be used (including kelvins, lumens):**