



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: September 17, 2020

Re: **Item No. 1 - Docket No. 21-19-BAR**  
**Vienna Market - 245 Maple Avenue W.**

**Item No. 1: Request for a revised approval for Vienna Market located at 245 Maple Avenue W., Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Chilton MacGregor of NV Homes.**

In September 2019, the applicants, Northfield Development and NV Homes received approval from the Board of Architectural Review for the Vienna Market Development, to be constructed on the site of the former Marco Polo Restaurant. In October 21, 2019, the application was appealed to the Town Council, in which the rear of the townhouse façades were treated with additional brick around the garage doors.

Revisions are required to the original approved design from September 2019 for the following reasons outlined in the application letter:

- During the permitting phase of the project, several front façade configurations were shown reversed from the original approved elevation drawings. The facades were modified to match the interior floor plans. The floor plans shown in the original drawings would require stairwells on exterior walls;
- The final site plan review process revealed an error in the 35' height calculation on the rear of the parcel that required reducing the height of two additional town homes and removing the roof access structure on one townhome;

***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.***

- An error in the original rendering showed the end elevations on Church Street in the incorrect lot order. The Church Street elevation schemes have been adjusted to match the front elevation scheme proposed.

### ***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.