



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: July 15, 2021

Re: **Item No. 4 - 444 Maple Avenue W  
IDT Docket No. PF-570706-BAR  
New Mixed-Use Development**

**Request for approval of a new mix-use building located at 444 Maple Avenue W, Docket No. PF-570706-BAR, in the MAC Maple Avenue Commercial zoning district, filed by Lindsey Minkoff, of KTG Y Group on behalf of Hekemian and Co..**

The owner of 430-444 Maple Avenue W, Hekemian and Co., is requesting final approval from the Board of Architectural Review for the proposed mixed-use structure. The Board of Architectural Review last reviewed the project in May 2018 as part of the rezoning process required by the now repealed Maple Avenue Commercial zoning district. The Board reviewed the project and found the proposed design to be in compliance with the requirements of Article 13.1 of the Town Code, and recommended approval to Town Council.

All plans and documents approved as part of the rezoning are conceptual; the development team is now completing the required steps for permit issuance, including site plan approval and approval of the final elevations and site design 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

***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.***

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.