

**WINDOVER HEIGHTS BOARD OF REVIEW
MINUTES
January 2, 2018**

The Windover Heights Board of Review met in regular session at 7:30 PM on Tuesday, January 2, 2018 in the Council Chambers at Vienna Town Hall, 127 Center Street, South, Vienna, VA. Mary McCullough is presiding as Chair with the following members present: Susan Stillman and Carey Sienicki. Also in attendance were Town staff: Hyojung Garland, Deputy Director of Department of Planning & Zoning and Jennifer Murphy, Board Clerk. Michael Cheselka and Theresa Bachmann are absent.

Approval of the Minutes

Ms. Stillman made a correction to the October meeting minutes, stating that page 1, paragraph 4 should read "...*table stone*".

Ms. Sienicki made a motion that the October 3, 2017 meeting minutes be approved as corrected.

Motion: Sienicki
Second: Stillman
Passed: 3-0

Item No. 1

The Board will elect from its membership a Chair and a Vice Chair to serve for the year 2018

This item was tabled.

Item No. 2

Request for a Certificate of Appropriateness to construct a new home at 305 Salsbury Ln, NW (Docket No. WHBR-01-18), in the RS-16 single family residential zoning district; filed by Greg Moore of Evergreene Homes, Inc., owner representative.

Ms. Garland provided a brief presentation, stating that the site is located at 305 Salsbury Ln NW, which is at the end of the newly constructed cul-de-sac on Salsbury Lane NW. This will be the second house constructed on the street. The first is the existing house that was approved as part of the subdivision and was saved as part of the subdivision process. Ms. Garland presented elevation views of the site, stating that the property is zoned RS-16, residential single family and meets all zoning requirements. The site will undergo further review for building permit review, which will include the Department of Public Works and Parks & Recreation. The lot meets all designated front and back yard setbacks of 35 feet with side-yard setbacks at 15 feet. The garage is allowed to encroach in to the side-yard setback by 5 feet and can be no closer than 10 feet from the side property line. She noted that the red boxed rendering indicates the correct design as provided by the applicant. Front and rear, left and right side elevations have been provided along with floor plans. Proposed materials include an architectural style roofing shingle in Moire Black and a Dark Bronze metal standing seam roof. Siding will be Cementitious Shake in Light Mist and Cementitious Lap siding in Arctic White with an Appalachian style stone veneer. Windows will be framed in Dark Bronze with columns, cornice, and trim in White. The entry door will be Walnut color.

Chairwoman McCullough invited the applicant forward to present.

Greg Moore, AIA with the Evergreene Companies stepped forward to speak. Mr. Moore introduced Tim Sopko, Director with the Evergreene Companies, stating that he is also available to answer questions. Mr. Moore presented photo renderings of the project, stating that the owners wanted an attached, front loading garage. The Craftsman style house will have a hardy shake shingle and dark bronze metal roof, similar to their 210 Lawyers Road NW design. Samples of materials and colors were passed around for review. Mr. Moore stated that the proposed house will sit perpendicular to the cul-de-sac.

Ms. Sienicki noted that the right elevation is very plain with no architectural detail. It will be the view for neighbors located uphill on Windover Avenue NW. She is not as concerned with the other side of the house as it will face the commercial zone and will not be as visible to residents. She asked if the applicant could address concerns regarding the residential facing side and options for creating a more visually interesting view. Mr. Moore stated that another house will be built on the cul-de-sac. Ms. Sienicki agreed, stating that the subject house will sit back far enough leaving a wide view of the home for their uphill

neighbors. Additional discussion followed regarding embellishment options and was determined that the applicant will provide a stream course or band board and siding to break the elevation up. The applicant noted that the floor plan limits options for adding windows to that side of house. The applicant will provide a revised rendering that reflects the discussed changes. Staff and a majority of reviewing members will need to sign off on the revised elevation.

Ms. Stillman asked if the applicant would want to revise the left side to match the proposed right elevation. Mr. Sopko explained that from a budget perspective he would advise against altering the left elevation due to its limited visibility. As an alternative, which would help to keep the project on budget, Mr. Sopko offered a decorative gable. He noted that because the driveway apron exists they cannot flip the garage to the opposite side. Ms. Sienicki asked if the garage detail is correct. Mr. Moore answered yes.

Chairwoman McCullough agreed with discussions on enhancing the right side elevation, stating that after reviewing the site she had the same questions. The house being situated so far back will be seen by their uphill neighbors. She looks forward to reviewing a revised design, stating that it will make the design more pleasing for both the homeowners and their neighbors. Mr. Moore agreed, stating that they will include a cedar shake shingle impression at the top, no window, and bring a metal turn gable all the way across with trim. Ms. Sienicki agreed, stating that it should include some detail; not necessarily a window but possibly a louvre. Further discussion followed.

There being no further discussion Chairwoman McCullough called for a motion.

Ms. Sienicki made a motion that the request for a certificate of appropriateness to build a new single family detached dwelling at 305 Salisbury Lane, NW (Docket No. WHBR-01-18), in the RS-16, Single-family residential zoning district be approved pending submission of a revised right side elevation, which will require approval by staff and a majority of the reviewing members. The revision will be based upon information provided by the architect.

Motion: Sienicki

Second: Stillman

Approved: 3-0

Item No. 1

The Board will elect from its membership a Chair and a Vice Chair to serve for the year 2018

Chairwoman McCullough stated that Item No. 1 was tabled because the current Chair and vice-Chair will remain in their positions for 2018. Mary McCullough will serve as chair with Terry Bachmann serving as vice-chair.

There being no further discussion the meeting adjourned at 8:07 pm.

Respectfully Submitted,



Jennifer M. Murphy
Board Clerk