

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 9, 2026

FROM: Maria De Mesa, Planner

SUBJECT: Waiver from the Design Guidelines, City Center Shopping Center (Mezzego Mediterranean Grill), Case #260081

INTRODUCTION:

Design Group, LLC (Neeraj Kumar), representing the business owner, Amrutham Venkatesh, and the property owner, City Center Management & Development, LLC (Paul Hust), is requesting a waiver to allow rooftop vent screening for a restaurant that is not integrated into the architecture of the existing building. The subject property is within the City Center Shopping Center located on the north side of Poplar Avenue, just west of Walmart Drive (see Exhibit 1). The subject property is zoned SCC: Shopping Center Commercial and surrounded by SCC zoned properties.

BACKGROUND:

The City Center Shopping Center complex is comprised of multiple buildings constructed between 1965 and 1977, prior to the Town's adoption of the Design Guidelines in 1994. Because of this, the shopping center has several legally established, nonconforming buildings. The 1,242-square foot tenant space was formerly a hair salon. The SCC District permits a restaurant "by right". In November 2025, the applicant submitted a building permit for a restaurant, which requires the installation of a roof-mount kitchen exhaust system or vent. The rear side of the tenant space, located on the east side of the building, lacks a parapet wall seen on the front facades, making rooftop units visible from public views. On December 19, 2025, the Town's Building and Codes Division informed the applicant that building permit issuance is limited to interior work only and a separate permit will be required for the parapet wall, as well as a mechanical permit for the rooftop unit (see Exhibit 4). On February 12, 2026, the Design Review Commission recommended approval of the waiver under the condition the new mechanical rooftop screen will match the color of the existing dark trim on the exterior walls.

DISCUSSION:

1. The Zoning Ordinance and the Design Guidelines provide specific guidance on mechanical units located on rooftops (see Exhibit 5).

- Per the Design Guidelines, rooftop units (RTUs) should be hidden by parapets or incorporated within the architectural design of a building in elements, such as towers, cupolas, or vented top floors.
- Additionally, roof appurtenances should be located at the back of building to minimize visibility from the street and be consistently painted with a color compatible with the roof or trim.
- While the building has an integrated parapet wall on the west and south facades, there is no parapet on the east facade.
- Instead of using an integrated parapet wall, one example of a commercial building that has used screening walls can be found along Old Byhalia Road (Kroger).

2. Instead of extending the existing parapet wall currently used along the Poplar Avenue and western facades, the applicant believes the proposed rooftop vent screen along the eastern facade would improve the building’s aesthetic appearance while ensuring compliance with the Design Guidelines (see Exhibits 2 and 3).

- In their cover letter, the applicant is proposing to screen the rooftop vent with materials and color compatible with the building’s existing roof.
- The rooftop screen will be 4 feet tall and will run along the eastern roofline of the building approximately 39 feet. The applicant states the screening is sufficient to hide the mechanical equipment, which is 31 inches (approximately 2.58 feet) in height.
- It will be made of galvanized metal and painted Stone’s Throw (PPG1008-7) to match the existing dark colored trim, per the DRC's recommendation.

NEXT STEPS: The building permit for the vent hood must be issued prior to installation of the vent hood screening. The building permit application shall be revised to reflect any BMA conditions of approval.

STAFF RECOMMENDATION: Approval is recommended since the updated design (Exhibit 3) demonstrates an “alternative means of compliance” and it aligns with the spirit and intent of the Design Guidelines since the proposed screening looked more integrated into the roof design and less like an RTU.

ATTACHMENTS:

- [Exhibit 1 - Vicinity Map and Contact Information - 1-13-26.pdf](#)
- [Exhibit 2 - Applicant Cover Letter - 1-12-26.pdf](#)
- [Exhibit 3 - Revised Elevations - Rooftop Vent Screening - 2-23-26.pdf](#)
- [Exhibit 4 - Acknowledgement Letter from Applicant - 12-19-25.pdf](#)
- [Exhibit 5 - Excerpt of Design Guidelines related to Mechanical Units and Vents.pdf](#)

PROPOSED MOTION:

To grant a waiver of the Design Guidelines for a rooftop unit screening at 622 West Poplar Avenue, Suite 1, with the condition the mechanical rooftop screen will match the color of the existing dark trim on the exterior walls.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						