



HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, November 21, 2024

1. Call to Order

Chair Pierce called the November 21, 2024, Board of Zoning Appeals regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Yung Kim, Vice Chair Stevan Porter, and Chair Cari Lyn Pierce.

Board Members Stephanie Frye and Stephen Mundt were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Pierce determined there was a quorum of three members present.

2. Approval of Minutes

Board Member Kim motioned to approve the October 24, 2024, Board of Zoning Appeals regular meeting minutes. Motion seconded by Vice Chair Porter. The question was called on the motion, which was approved by a 3 - 0 roll call vote. Board Members Kim, Vice Chair Porter, and Chair Pierce voted "Aye."

a. October 24, 2024, Board of Zoning Appeals Regular Meeting Minutes

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

Chair Pierce thanked Board Member Kim for his service to the Board of Zoning Appeals and wished him luck on the Planning Commission.

c. Comments from Citizens

Chair Pierce invited members of the public to provide comment on items that are on the agenda.

Kelly Watkins, 638 Nash St., provided comments regarding BZA #24-004.

Jasbinder Singh, 804 Third St., provided comments regarding BZA #24-006.

4. Public Hearing

Certifications of Publications from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the November 1 and November 8, 2024, issues.

- a. BZA #24-004, 641 Nash Street - Appeal of a Zoning Administrator's Decision. An appeal of the Zoning Administrator's decision issued on July 30, 2024, declaring the Town Plan SLDP #23-03 to be withdrawn, pursuant to Section 780-153.1(c)(2), submittal of revised application and time limit for resubmission.**

[NOTE: The applicant has formally withdrawn this appeal, and no further action is required by the Board of Zoning Appeals.]

Chair Pierce did not open the public hearing but called on Ms. Sigler for an update.

Ms. Sigler stated that the Town Attorney's Office and Mr. McFarlane, the property owners' representative, have been in discussions to resolve issues regarding site conditions and outstanding administrative approvals that are needed before construction of the single-family dwelling can begin. Staff received a letter from Mr. McFarlane withdrawing the appeal.

Chair Pierce asked for clarification on the status of the appeal.

Ms. Sigler stated that the Zoning Administrator has withdrawn the determination and the property owner can proceed with the site plan approval process.

Chair Pierce stated that the application is withdrawn and no action is needed by the board.

- b. BZA #24-006, 801 2nd Street, to seek a variance from Section 78-30.1(g), R-15 Dimensional Standards.**

[NOTE: The applicant has requested that this application be deferred to the Board of Zoning Appeals regular meeting on January 23, 2025, and the Board will need to vote on whether or not to approve the deferral.]

Chair Pierce did not open the public hearing but called on Ms. Sigler for an update.

Ms. Sigler stated that the owner of the property at 801 2nd Street, Steven Mitchell, sent an email to the Zoning Administrator requesting a deferral to the January 23, 2025, Board of Zoning Appeals regular meeting.

Vice Chair Porter motioned to approve the applicant's request for a deferral of BZA #24-006 to the January 23, 2025, Board of Zoning Appeals regular meeting. Motion seconded by Board Member Kim. The question was called on the motion, which was carried by a 3 - 0 roll call vote. Board Members Kim, Vice Chair Porter, and Chair Pierce voted "Aye."

5. Adjournment

There being no further business, and without objection, the November 21, 2024, Board of Zoning Appeals regular meeting was adjourned at 7:21 p.m.

A handwritten signature in black ink, reading "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and last name "Zoellick" clearly distinguishable.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Board of Zoning Appeals: January 23, 2025