



This does not represent a verbatim transcript of the Architectural Review Board meeting. Visit www.herndon-va.gov "agendas & minutes" to view agendas and videos. Copies of videotapes of the public hearing meetings are available on request by contacting HCTV at 703-689-2323.

**ARCHITECTURAL REVIEW BOARD
Public Hearing
Wednesday, December 16, 2020**

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments. Chairman Walker has stated that the October 21, 2020 Architectural Review Board public hearing will be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Thursday, December 10, 2020. In attendance electronically were: Chairman Walker and Board Members: Lauren Edmondson, Eric Boll and Hiren Shah. Vice Chair Leslie Blaker-Glass was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner; and Erika Orellana, Clerk to Boards and Commissions.

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Architectural Review Board public hearing will hold its first electronic meeting. The Clerk to the Boards and Commissions welcomed those listening and encouraged the public to provide comments for the record at hdrb.arb@herndon-va.gov.

Ms. Orellana stated, for the record, that:

- The Architectural Review Board public hearing that evening was conducted electronically Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.
- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;

**December 16, 2020
(public hearing)**

- The agenda and meeting materials are available on the town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

1. CALL TO ORDER

Roll Call

Chairman Walker called the public hearing by electronic means to order at 8:14 p.m. and asked Ms. Orellana to call the roll for attendance. Four board members were present, remotely based on their respective location, with Chairman Walker presiding.

2. DETERMINATION OF QUORUM

Chairman Walker stated, for the record, that there was a quorum present, electronically, that evening. Deputy Town Attorney, Lauri Sigler and Community Design Planner, Chris Garcia were also present.

ANNOUNCEMENTS

Chairman Walker stated that the public hearing would be conducted by electronic means pursuant to the appropriate laws.

APPROVAL OF MINUTES

**3. Vote on November 4, 2020
Work Session Minutes**

On motion of Board Member Shah, seconded by Board Member Edmondson, the minutes of the Wednesday, November 4, 2020 Work Session were approved by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

**4. Vote on November 18, 2020
Public Hearing Minutes**

On motion of Board Member Shah, seconded by Board Member Boll, the minutes of the Wednesday, November 18, 2020 Public Hearing were approved by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

5. COMMENTS BY THE BOARD MEMBERS

There were no comments by the Board Members.

**December 16, 2020
(public hearing)**

6. COMMENTS BY THE STAFF

Chris Garcia informed the Board Members that staff has received three new sign applications for the January 2021 ARB meetings.

PUBLIC HEARINGS

7. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-026**, to consider an application to approve construction of a new commercial building and various site improvements located at 365 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Post Drive and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0007A. The property is zoned CS, Commercial Services and consists of 64,259 square feet of land. Owner/Applicant: SRPF A Herndon DP, LLC c/o Kyle Luby, Stream Realty. Applicant's Representative/Agent: Ross Stevens, Kimley-Horn and Associates, Inc.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Wednesday, November 25, 2020 and Friday, December 4, 2020 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff report and updates.

Mr. Garcia presented the staff report dated December 4, 2020 and staff memo dated December 10, 2020, which are on file in the Department of Community Development.

Staff recommended approval of ARB #20-026 with the following condition:

1. The new commercial building and associated site features shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and updated building elevations submitted on December 9, 2020.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. James Butler, applicant's representative, provided his comments and generally had no comments or concerns with the staff recommendations.

Chairman Walker asked the Board Members for questions to the applicant representative, Mr. James Butler.

**December 16, 2020
(public hearing)**

There were no comments and questions from the Board for Mr. James Butler, applicant's representative.

Chairman Walker recognized members of the public for comments on this item.

There were no members of the public present to provide comments on the item.

Following the public hearing, Board Member Shah moved for approval of ARB #20-026 in accordance with the staff recommendation with a condition. This motion was seconded by Board Member Boll. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

8. **APPLICATION FOR A MASTER SIGN PLAN, ARB #20-027, to consider an application to approve a master sign plan for the multi-tenant commercial building and accessory low rise commercial buildings located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.**

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Wednesday, November 25, 2020 and Friday, December 4, 2020 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff report and updates.

Mr. Garcia presented the staff report dated December 4, 2020 and staff memo dated December 10, 2020, which are on file in the Department of Community Development.

Staff recommended a continuance of ARB #20-027 to allow the applicant to address the following design issues and sign plan standards issue:

- Sign design regulations that are not clear or contradictory, provide little or no standard for critical design features, and developing consistent and understandable design standard language as noted in the Analysis section of the staff report.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

**December 16, 2020
(public hearing)**

Chairman Walker recognized the applicant's representative for comments.

Mr. Ryan Lorey, applicant's representative, did not have comments to provide.

Chairman Walker asked the Board Members for questions to the applicant representative, Mr. Ryan Lorey.

There were no comments and questions from the Board for Mr. Ryan Lorey, applicant's representative.

Chairman Walker recognized members of the public for comments on this item.

There were no members of the public present to provide comments on the item.

Following the public hearing, Board Member Boll moved for continuance of ARB #20-027 to the January 20, 2021 public hearing. This motion was seconded by Board Member Shah. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

9. **APPLICATION FOR A FREESTANDING SIGN, ARB #20-028**, to consider an application to approve removal an existing freestanding sign and construction of a new freestanding sign on the commercial property located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Wednesday, November 25, 2020 and Friday, December 4, 2020 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff report and updates.

Mr. Garcia presented the staff report dated December 4, 2020 and staff memo dated December 10, 2020, which are on file in the Department of Community Development.

Staff recommended approval of ARB #20-028 with the following condition:

1. The new freestanding sign shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and revised sign elevations and renderings submitted on December 9, 2020.

**December 16, 2020
(public hearing)**

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. Ryan Lorey, applicant's representative, did not have comments to provide.

Chairman Walker asked the Board Members for questions to the applicant representative, Mr. Ryan Lorey.

There were no comments and questions from the Board for Mr. Ryan Lorey, applicant's representative.

Chairman Walker recognized members of the public for comments on this item.

There were no members of the public present to provide comments on the item.

Following the public hearing, Board Member Boll moved for approval of ARB #20-028 in accordance with the staff recommendation with conditions. This motion was seconded by Board Member Shah. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-029**, to consider an application to approve removal an existing wall sign and construction of a new wall sign on the main multi-tenant commercial building located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden, LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Wednesday, November 25, 2020 and Friday, December 4, 2020 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff report and updates.

Mr. Garcia presented the staff report dated December 4, 2020 and staff memo dated December 10, 2020, which are on file in the Department of Community Development.

Staff recommended approval of ARB #20-029 with the following condition:

**December 16, 2020
(public hearing)**

1. The new wall sign shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and revised sign elevations and details submitted on December 9, 2020.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. Ryan Lorey, applicant's representative, did not have comments to provide.

Chairman Walker asked the Board Members for questions to the applicant representative, Mr. Ryan Lorey.

There were no comments and questions from the Board for Mr. Ryan Lorey, applicant's representative.

Chairman Walker recognized members of the public for comments on this item.

There were no members of the public present to provide comments on the item.

Following the public hearing, Board Member Shah moved for approval of ARB #20-029 in accordance with the staff recommendation with conditions. This motion was seconded by Board Member Boll. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 4-0, the vote was: Board Members Boll, Edmondson, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass was absent.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:03 p.m.



**Robert B. Walker, Chairman
Architectural Review Board**



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Architectural Review Board: January 20, 2021