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**ARCHITECTURAL REVIEW BOARD
Work Session
December 7, 2022**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, December 7, 2022, at 7:55 p.m. in the Town of Herndon Municipal Building, Large Conference Room, 2nd floor, 777 Lynn Street, Herndon, Virginia. In attendance were: Chair Leslie Blaker-Glass, Vice Chair Eric Boll, and Board Member Melody Fetske. Board Member William Savage was absent.

Staff present during the meeting were: Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner/Design Development; and Aaron Zoellick, Assistant Town Clerk.

CALL TO ORDER

Chair Blaker-Glass called to order the December 7, 2022, Architectural Review Board work session.

1. DETERMINATION OF QUORUM

Chair Blaker-Glass stated that three members were present, which constituted a quorum.

PUBLIC HEARING

- 2. APPLICATION FOR ALTERATIONS, ARB #22-024**, to consider an application for alterations to an existing structure located at 505 Huntmar Park Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0156D and located in the northwest corner of the intersection of Huntmar Park Drive and Spring Street. The property is zoned O & LI (Office and Light Industrial) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Brett Knode, Brit-Beco Park Herndon LLC.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated December 7, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the application was for installation of a new door system on the façade of a building at 505 Huntmar Park Drive, Herndon, Virginia. This case was heard by the Board previously at the November work session, but due to issues with the notifications for the case was not heard by the Board at the November public hearing. The applicant provided materials requested by the Board at the November work session. Staff recommended approval of ARB #22-023, as submitted in accordance with the draft resolution.

Chair Blaker-Glass called on the Board Members for any questions of the staff. The Board Members did not offer any questions.

Chair Blaker-Glass called on the applicant to provide any questions or comments. The applicant was not present.

- 3. APPLICATION FOR SIGNAGE, ARB #22-027**, to consider an application for signage located at 150 Elden Street, Suite 170, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 B and located in the northwest corner of the intersection of Elden Street and Laurel Way. The property is zoned CS (Commercial Service) and consists of 175,315 square feet of land. Owner: HJK LP. Applicant/Agent: Gary Brent, MG Permits.

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Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated December 7, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the application was for a business identification wall sign at 150 Elden Street, Suite 170, Herndon, Virginia. Staff recommended approval of ARB #22-027, with a condition in accordance with the draft resolution.

Chair Blaker-Glass called on the Board Members for any questions of the staff. The Board Members did not offer any questions.

Chair Blaker-Glass called on the applicant to provide any questions or comments. The applicant, Gary Brent, was present and provided brief comments. The Board Members did not offer any questions.

4. **APPLICATION FOR SIGNAGE, ARB #22-029**, to consider an application for signage located at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014 and located in the northwest quadrant of the intersection of Herndon Parkway and Elden Street. The property is zoned CS (Commercial Service) and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicants/Agents: CP Leopold, SignGraphix.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated December 7, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the application was for two replacement wall signs at 1100 Herndon Parkway, Herndon, Virginia. Staff recommended approval of ARB #22-029, with a condition in accordance with the draft resolution.

Chair Blaker-Glass called on the Board Members for any questions of the staff. Board members asked questions regarding the enforcement of non-compliant window signs. Staff responded to the questions.

Chair Blaker-Glass called on the applicant to provide any questions or comments. The applicant, CP Leopold, was present and provided brief comments. Mr. Leopold asked for clarification on the twenty-five percent coverage restriction on window signs. Staff provided clarification.

5. **APPLICATION FOR SIGNAGE, ARB #22-030**, to consider an application for signage located at 450 Springpark Place, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 54 0001 and located in the northeast corner of the intersection of Spring Street and Springpark Place. The property is PD-B (Planned Dev-Business) and consists of 143,890 square feet of land. Owner: Springpark Place, LLC. Applicants/Agents: Bob O'Hern, Image360 Fairfax Va.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated December 7, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the application was for a business identification wall sign at 450 Springpark Place, Herndon, Virginia. Staff noted that the submitted sign designs include specs for window signs which are exempt and not addressed in the staff report or presentation which focus only on the two wall signs. Staff recommended approval of ARB #22-030, as submitted in accordance with the draft resolution.

Chair Blaker-Glass called on the Board Members for any questions of the staff. Board Members asked if both signs will be placed over entrances. Staff responded to the question.

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Chair Blaker-Glass called on the applicant to provide any questions or comments. The applicant, Bob O'Hearn, was present and provided brief comments. Mr. O'Hearn stated that the emphasis of the signage is visibility from the street. Both signs are placed approximately in the same place between structural pillars.

Board Members commented that people will likely use the placement of the signs as an indicator of where the door is located. The signs should be located over entrances.

COMMENTS

6. Comments from the Staff Members

There were no comments from staff members.

7. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

On motion of Board Member Fetske, seconded by Vice Chair Boll, the December 7, 2022, ARB work session was adjourned by a vote of 3-0 the vote was: Chair Blaker-Glass, Vice Chair Boll, and Board Member Fetske voting "Aye."

There being no further business, the meeting adjourned at 8:27 p.m.



Aaron Zoellick

Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: January 18, 2023