

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
NOVEMBER 16, 2022
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. October 3, 2022, Planning Commission-Architectural Review Board Joint Work Session Draft Minutes
4. October 5, 2022, Work Session Draft Minutes
5. October 19, 2022, Public Hearing Draft Minutes

COMMENTS

6. Comments from the Board Members
7. Comments from the Staff Members
8. Comments from Citizens

PUBLIC HEARING

9. **APPLICATION FOR SIGNAGE, ARB #22-023**, to consider an application for signage located at 1114 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014 and located in a building 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: Burton Francois, Be Bold Signs.
10. **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.
11. **APPLICATION FOR ALTERATIONS, ARB #22-025**, to consider an application for alterations to an existing structure located at 220 Spring Street Herndon, Virginia, further identified as Fairfax County Tax Map 0171 02 0023 and located north of the Herndon

Parkway and Spring Street intersection, on the south side of the W&OD Trail. The property is zoned O & LI (Office and Light Industrial) and consists of 302,052 square feet of land. Owner: Northwest Federal, Credit Union. Applicant/Agent: Corinne Fear, T-Mobile.

12. **APPLICATION FOR SIGNAGE, ARB #22-026**, to consider an application for signage located at 366 Victory Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0164 02 0010D and located on the east side of Victory Drive south of the intersection with Spring Street. The property is zoned PD-B (Planned Development-Business) and consists of 140,553 square feet of land. Owner: Herndon-Reston Industrial, LLC. Applicant/Agent: Chelsey Bashorun, Signarama.

ADJOURNMENT

Title: ARB #22-023; New Signage; 1114 Herndon Pkwy

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Wall sign		
Address	1114 Herndon Pkwy		
Fairfax County Tax Map Number	0161 02 0014		
Owner	Sovran Limited Co		
Applicant	Burton Francois, Be Bold Signs		
Business/Organization	Jodphur: A Royal Vegetarian Restaurant		
Property Use	Restaurant		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: RM, Residential Multi-Family District South: CS, Commercial Services District East: CS, Commercial Services District West: RM, Residential Multi-Family District		
Building Type(s)	Commercial strip mall	Date of Construction:	1979
Architectural Style(s)	Modernist commercial		
Exterior Material(s)	Brick, precast concrete, tinted glazing		
Neighborhood Design Profile	Commercial		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Approval in accordance with the draft resolution.
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Case Details

Proposal:

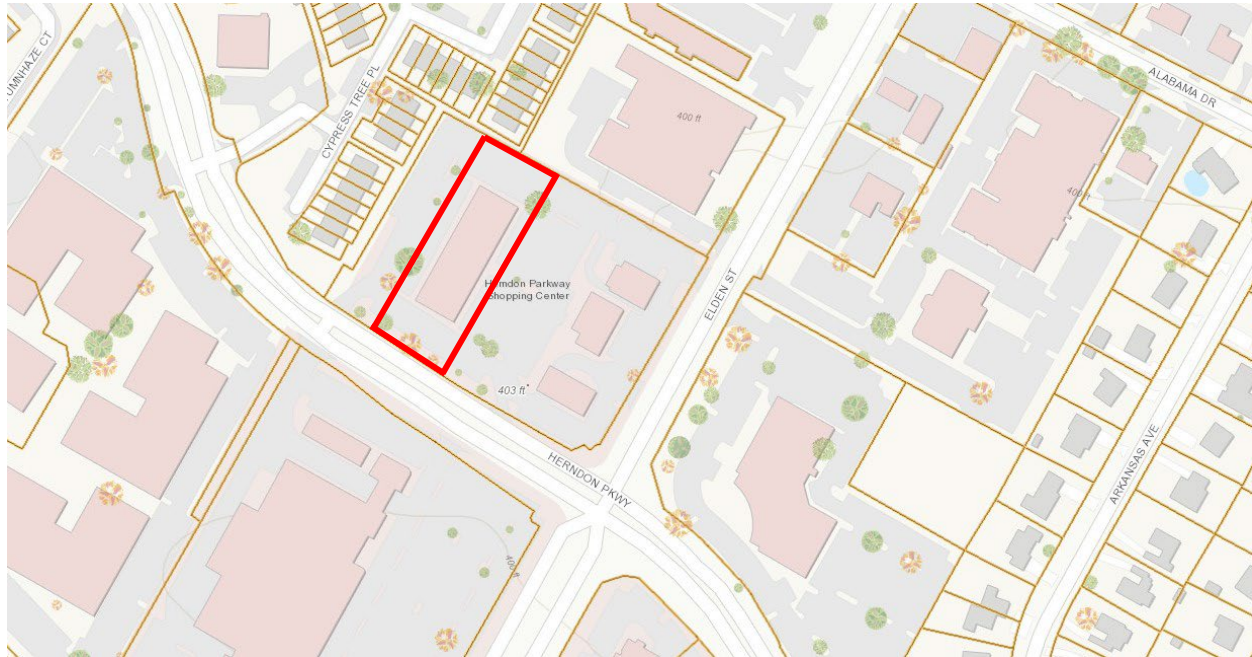
This application proposes the installation of a new business identification wall sign on a building located at 1114 Herndon Parkway. The proposed sign measures 19.6 square feet and is constructed of internally illuminated channel letters pin mounted to the building facade. Channel letters are organized into two lines of text, the first blue, the second white. The sign reads “Jodhpur A Royal Vegetarian Restaurant”.

Site Description:

The proposed sign is located on a precast concrete architectural feature on above a store front and canopy on a building near the intersection between Herndon Parkway and

Elden Street. The building includes eight such architectural features above individual store fronts, most of which contain signage. The tenant space associated with this proposed sign spans multiple storefronts. The building itself is a low-rise modernist commercial building, primarily brick clad with heavily tinted glazing on the upper story windows. The lower level contains the eight storefronts mentioned previously. The front of the building faces a large parking area beyond with is a row of commercial buildings that face Elden Street.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
 - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. There is a Master Sign Plan for this area. However, the applicant wished to apply for a sign that was not completely in conformance with the Master Sign Plan. In this case, the sign is required to go before the ARB for review. Staff believes that the sign is

appropriate for the space and will not cause dissonance with the building or the existing signs located on the building façade.

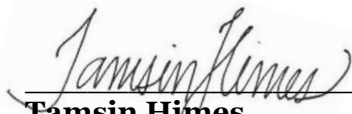
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Wall sign drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

November 16, 2022

Resolution- to approve ARB #22-023, for signage on a building at 1114 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014.

WHEREAS, the applicant has submitted an application to install signage at the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on November 16, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-023, for signage on a building at 1114 Herndon Parkway, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.



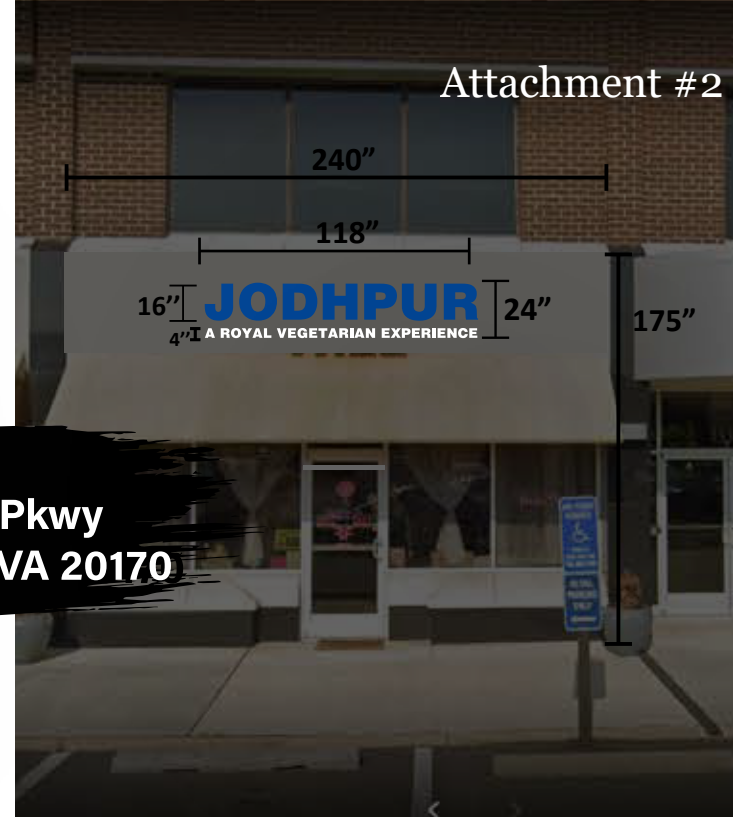
tclr

TESC # 18805



UL# E482584

Texas
Signs
Imagine | Design | Print



ADDRESS
1114 Hendon Pkwy
Ste 114 Herndon, VA 20170



WHITE#7328

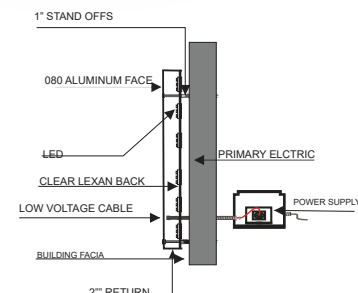


BLUE#3630-167

118"

16" **JODHPUR** **24"**
4" **A ROYAL VEGETARIAN EXPERIENCE**

INDIVIDUAL LIGHTED CHANNEL
LETTERS ON FACIA



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

972-961-3951
nick@texassignsinc.com

11621 Reeder Rd. Ste 200
Dallas, TX 75229
www.texassignsinc.com



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development *JH*

Date: November 16, 2022

Subject: ARB #22-024; Building alteration; 505 Huntmar Park Drive

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on November 2nd 2022.

Staff previously withheld a recommendation to the Board for this case and asked that the applicant provide a rendering of the proposed alteration and / or elevation drawings. This would allow staff and the Board to review more completely.

The applicant has provided both a rendering and an elevation drawing for this project which are attached to this this memo. The rendering shows an aluminum framing color and glass color/glare that is different from the rest of the window and door systems throughout the building. However, this may be merely a feature of the rendering and not the practical intent. Staff recommends a condition with any resolution for approval stating that the aluminum framing and glass tint and glare match the window and door systems throughout the rest of the structure.

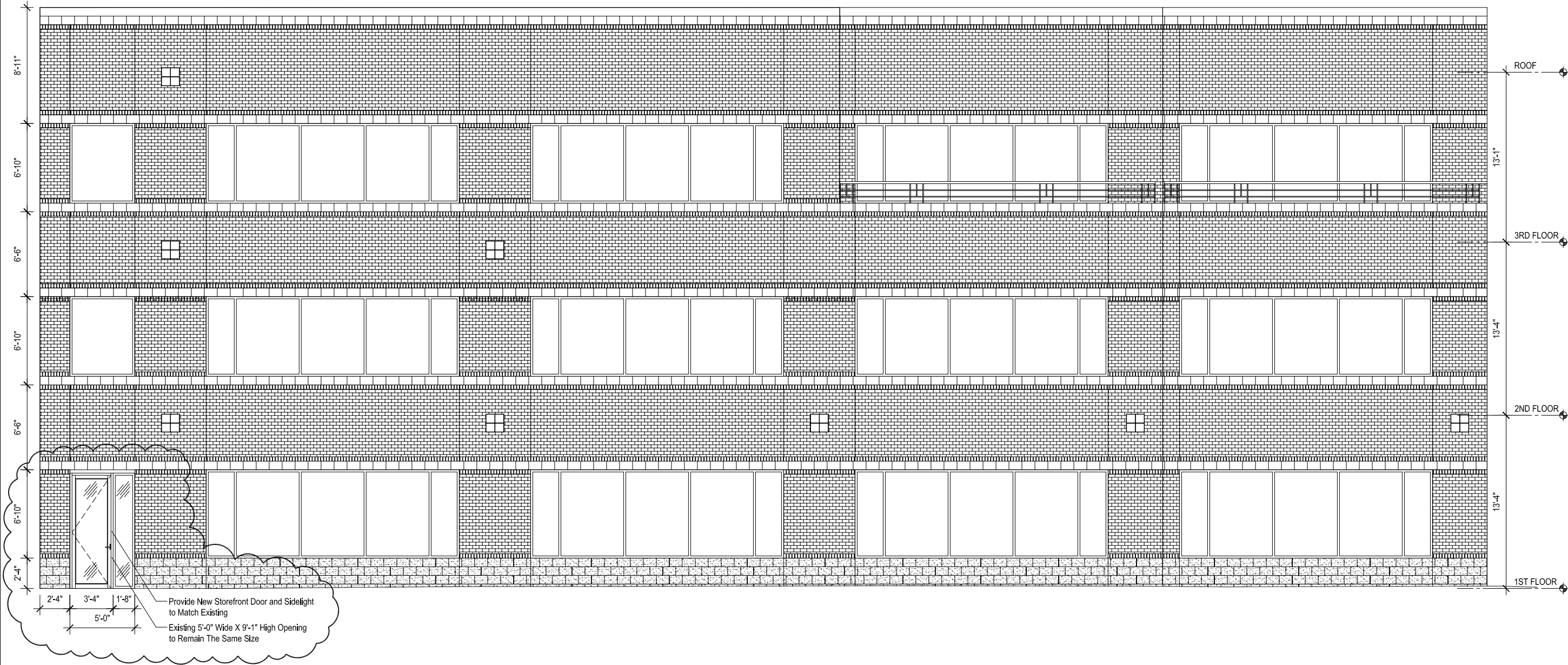
With the new information provided and the condition expressed above, staff would be recommending approval of this application. At this time however the application cannot move forward with an approval. There was an administrative error in the notifications for this case. The case cannot be heard or decided upon without the required notification. For that reason, this case will require a continuance to the December ARB meeting.

Attachments:

1. Updated Design Documents



Attachment #1



* This drawing has not been field verified and should not be used to order furniture, fixtures or equipment. BECO makes no warranties as to its completeness or accuracy.



505 Huntmar Park Drive
 11/07/2022 | Sheet 1/1
 Scale: 1/8"=1'-0"
 Building Elevation

HERNDON SQUARE
 505 Huntmar Park Drive
 Herndon, VA
 301.816.1500
 beconet.com



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: November 16, 2022

Subject: ARB #22-025; Building alteration; 220 Spring Street

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on November 2nd, 2022.

As discussed in the staff report and at the work session, the focus of this case was that, given the information provided by the applicant, staff believed the proposed rooftop equipment would be visible from the right of way. If visible, then the zoning ordinance requires that the equipment be screened, and that the ARB review the proposed screening. After additional information provided by the applicant at the work session and after a site visit to the building and surrounding area, staff believes that the proposed equipment would not be visible from the right of way.

Given that the proposed equipment is found to not be visible from the right of way screening not required. Therefore, this project no longer falls under the purview of the ARB and the application has been withdrawn. No further action by the ARB is required.