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**ARCHITECTURAL REVIEW BOARD  
Wednesday  
September 18, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, September 18, 2019 at 7:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Walker, Vice Chair Eric Fielding and Board Members: Eric Boll and Leslie Blaker-Glass. Board member Shah was absent.

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

Chairman Walker called the meeting to order at 7:30 p.m., with four members present and with Chairman Walker presiding.

**1. CALL TO ORDER**

Chairman Walker asked the Clerk to proceed with roll call.

**2. DETERMINATION OF QUORUM**

Chairman Walker stated that there were four members present, which constituted a quorum.

**ADOPTION OF MINUTES**

**3. Vote on August 7, 2019  
Work Session Minutes**

On motion by Board Member Blaker-Glass, seconded by Board Member Boll, the minutes from the Wednesday, August 7, 2019 Work Session meeting were approved by a vote of 4-0, the vote was: Board Members Boll, Vice Chair Fielding, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

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(public hearing)**

**4. Vote on August 21, 2019  
Public Hearing Minutes**

On motion by Vice Chair Fielding, seconded by Board Member Blaker-Glass, the minutes from the Wednesday, August 21, 2019 Public Hearing meeting were approved by a vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

**5. COMMENTS FROM THE BOARD MEMBERS**

There were no comments from the Board Members.

**6. COMMENTS FROM THE STAFF**

Mr. Garcia advised the Board of the monthly outlook for the meetings in October 2019. There are three new ARB cases on the agenda for next month.

**7. COMMENTS FROM THE AUDIENCE**

There were no comments from the audience.

**PUBLIC HEARINGS**

- 8. APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, ARB #19-32, to consider an application to revise approved façade materials and treatments on the commercial building at 533 Herndon Parkway, Herndon, Virginia, located south of the intersection of Herndon Parkway and Exchange Place, and further identified as Fairfax County Tax Map 0164-10-0004. The property is zoned PD-TOC, Planned Development – Transit-Oriented Core, and consists of 190, 184 square feet of land. Owner/Applicant: CMP I Herndon Owner, LLC. Applicant's Representative: Dan Norwood, Beacon Bay Project Management. (Continued from the August 21, 2019 public hearing.)**

Note: This item was continued from the August 21, 2019 Architectural Review Board public hearing.

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 Friday, August 2, 2019 and August 9, 2019 issues.

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

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Mr. Garcia presented the staff memo, dated September 18, 2019, which is on file in the Department of Community Development.

Staff recommended denial of ARB #19-32 due to the design issues related to the increased use of additional EIFS in lieu of the metal panel system on exterior wall of the building in the proposed amendment, as noted the original staff report.

Chairman Walker recognized the applicant.

The applicant was not present.

There were no questions or comments from the Board for staff or the applicant.

There were no comments from the audience.

Following the public hearing, Vice Chair Fielding moved denial of ARB #19-32. This motion was seconded by Board Member Blaker-Glass.

There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

9. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-33, to consider an application to install a new gateway clearance bar and an overhead drive-thru canopy for the restaurant business located on the commercial property located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.**

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 Friday, August 30, 2019 and September 6, 2019 issues.

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

Mr. Garcia presented the staff report dated August 30, 2019 and staff memo dated September 18, 2019 which are on file in the Department of Community Development.

Staff recommended approval of ARB #19-33 with the following condition:

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(public hearing)**

1. Substantial conformance to the updated site feature(s) design, size and placement as received by staff on September 10, 2019.

Chairman Walker recognized the applicant, Ken Padgett, Mid-Atlantic Permitting Services.

There were no comments by the applicant, Mr. Padgett.

Following the public hearing, Board Member Blaker-Glass moved approval of ARB #19-33, with the condition as recommended by staff. This motion was seconded by Vice Chair Fielding.

There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-34, to consider an application to install new walls signs on the commercial building for the restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.**

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 Friday, August 30, 2019 and September 6, 2019 issues.

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

Mr. Garcia presented the staff report dated August 30, 2019 and staff memo dated September 18, 2019 which are on file in the Department of Community Development.

Staff recommended approval of ARB #19-34 with the following condition:

1. Substantial conformance to the updated sign design, size and placement as received September 10, 2019 and to the construction and installation details submitted with the original application materials on August 29, 2019.

Chairman Walker recognized the applicant, Ken Padgett, Mid-Atlantic Permitting Services.

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There were no comments by the applicant, Mr. Padgett.

Following the public hearing, Board Member Boll moved approval of ARB #19-34, with the condition as recommended by staff. This motion was seconded by Board Member Blaker-Glass.

There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

11. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-35, to consider an application to install a new freestanding sign on the commercial property for a restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.**

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 Friday, August 30, 2019 and September 6, 2019 issues.

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

Mr. Garcia presented the staff report dated August 30, 2019 and staff memo dated September 18, 2019 which are on file in the Department of Community Development.

Staff recommended approval of ARB #19-35 with the following condition:

1. Substantial conformance to the updated sign design, size and placement as received on September 10, 2019 and the site plan sign location and configuration submitted with the original application materials on August 7, 2019.

Chairman Walker recognized the applicant, Ken Padgett, Mid-Atlantic Permitting Services .

There were no comments by the applicant, Mr. Padgett.

Following the public hearing, Board Member Blaker-Glass moved approval of ARB #19-35, with the condition as recommended by staff. This motion was seconded by Vice Chair Fielding.

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(public hearing)**

There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

12. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-36**, to consider an application to install new tenant business signs on the multi-tenant commercial building located at 494 Elden Street, Herndon, Virginia, located southeast of the intersection of Elden Street and Grant Street and northwest of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-24-A. The property is zoned PD-B, Planned Development – Business, and consists of 331,041 square feet of land. Owner/Applicant: SVAP II Herndon Centre, LLC. Applicant's Representative: Charles M. Lancto, Titan Sign Corporation.

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 Friday, August 30, 2019 and September 6, 2019 issues.

Chairman Walker opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff report dated August 30, 2019 which is on file in the Department of Community Development.

Staff recommended approval of ARB #19-36 with the following condition:

1. Substantial conformance with the application and supporting materials as submitted on August 13 and August 16, 2019.

Chairman Walker recognized the applicant, Charles M. Lancto, Titan Sign Corporation.

There were no comments by the applicant, Mr. Lancto.

Following the public hearing, Vice Chair Fielding moved approval of ARB #19-36, with the condition as recommended by staff. This motion was seconded by Board member Blaker-Glass.

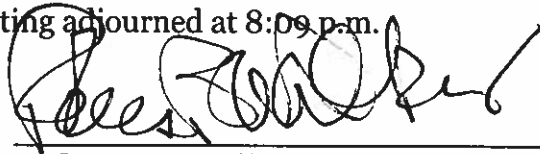
There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote of 4-0, the vote was: Board Members Boll, Blaker-Glass and Chairman Walker voting "Aye." Board member Shah was absent.

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(public hearing)**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:09 p.m.



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



**Erika Orellana  
Clerk to Boards and Commissions**

**Minutes approved by the Architectural Review Board: October 16, 2019**