

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
AUGUST 21, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. July 3, 2019 Work Session Draft Minutes
4. July 17, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-29**, to consider an application to install two new wall signs for a tenant business located on the commercial building at 1040 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Locust Street and further identified as Fairfax County Tax Map 0161-02-0026B. The property is zoned CS, Commercial Services, and consists of 21,993 square feet of land. Owner/Applicant: Dulles Park Shopping Center, LLC c/o JBG Smith Properties. Applicant's Representative: James Sung, Signs To Go.
9. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, ARB #19-30**, to consider an application to install new awnings for a tenant business on the commercial building located at 1040 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Locust Street and further identified as Fairfax County Tax Map 0161-02-0026B. The property is zoned CS, Commercial Services, and consists of 21,993 square feet of land. Owner/Applicant: Dulles Park Shopping

Center, LLC c/o JBG Smith Properties. Applicant's Representative: James Sung, Signs To Go.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-31**, to consider an application to install new tenant business signs on the multi-tenant commercial building located at 360 Herndon Parkway, Suite 2150, Herndon, Virginia, located on the southwest corner of the intersection of Herndon Parkway and Grove Street, and further identified as Fairfax County Tax Map 0171-06-F4. The property is zoned O&LI, Office and Light Industrial, and consists of 226,639 square feet of land. Owner/Applicant: North Washington, LLC c/o Borger Management, Inc. Applicant's Representative: Anthony Bashorun, Signorama.
11. **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.

ADJOURNMENT

Future ARB Meetings

September 4, 2019	ARB Work Session	7:30 p.m.
September 18, 2019	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: August 16, 2019

Subject: August 2019 ARB Case Updates

This memo serves as an update for the three ARB cases scheduled to be heard at the August 21, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any communication or updated submission materials from any of the respective applicants in response to the staff recommendations and the Board's work session discussion for the following cases:

- 1) ARB #19-29 1040 Elden Street, new wall signs
- 2) ARB #19-30 1040 Elden Street, new awnings
- 3) ARB #19-32 533 Herndon Parkway, amendment to an approved application

As such, staff has no updates for the Board on these public hearing items and staff's recommendations with conditions for each item remains as presented at the August 7, 2019 ARB Work Session.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: August 16, 2019

Subject: August 2019 ARB Case Updates

This memo serves as an update for the three ARB cases scheduled to be heard at the August 21, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any communication or updated submission materials from any of the respective applicants in response to the staff recommendations and the Board's work session discussion for the following cases:

- 1) ARB #19-29 1040 Elden Street, new wall signs
- 2) ARB #19-30 1040 Elden Street, new awnings
- 3) ARB #19-32 533 Herndon Parkway, amendment to an approved application

As such, staff has no updates for the Board on these public hearing items and staff's recommendations with conditions for each item remains as presented at the August 7, 2019 ARB Work Session.

MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: August 16, 2019

Subject: August 2019 ARB #19-31, 360 Herndon Parkway #2150 Updates

This memo serves as an update for ARB #19-31 scheduled to be heard at the August 21, 2019 ARB Public Hearing.

Staff has received an updated design for the proposed wall sign for the tenant business located at the subject property/address. In the original staff report, staff determined that the new proposed signs comprised a total of 40.9 square feet of signage to be distributed between two signs on the east facing elevation to identify the tenant business. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that in the O&LI, Office & Light Industrial zoning district, one (1) square foot of sign area for each linear foot of frontage is authorized with a maximum of 150 square feet per sign. In this case, the tenant space occupies 28.8 linear feet of frontage along the east façade along Herndon Parkway, and thus the maximum sign area for this tenant space is 28 square feet. Consequently, proposed signage does not meet the sign area requirements of the referenced zoning ordinance section. At the August 7, 2019 Work Session, the applicant agreed to modify the sign sizes and dimensions to meet the sign standards found in Section 78-141.4 of the Town's Zoning Ordinance.

The updated design now includes reduced sign dimensions and sizes that total 26.4 square feet of sign area, which now comply with referenced zoning ordinance section. The applicant has added additional window signage that is below the thresholds (signs occupying less than 25% of the window area(s)) which would require a sign license (permit) as stated in Zoning Ordinance Section 78-140.5. - *Sign license required*. As such the window signage does not require a sign license (permit) nor does it require ARB review and approval.

In addition, the applicant has modified the sign placement(s) to conform to the staff recommendation and condition related to centering the signs vertically between the top brick soldier or rowlock course just above the ribbon window and the bottom of the brick soldier or rowlock course below the coping of the roofline, so as to center the signs vertically on the visible brick stretches courses above the ribbon windows.

As such, staff is recommending approval ARB #19-31 with the condition of substantial conformance to the updated sign design, size and placement as received by staff of August 13, 2019.

Attachment:

- 1) ARB #19-31 360 Herndon Parkway #2150 Revised Sign Elevation

NEW Permit Mockup.fs

File Name

8/12/2019

Date

Herndon Animal Medical Center
360 Herndon Parkway Suite 5150
Herndon VA 20170



Formed plastic dimensional letters
10" Text height
Flat face-white
1" Depth
Flush stud mount

Approval states that contents of this proof are correct and the responsibility of the client

Due to limitations in the printing process
the colors shown may not reflect actual colors

Color may vary slightly. If exact color match is required please contact SAR representative.

This Document and the information contained may not be reproduced without the express written
permission of Sign-A-Rama. Unauthorized copying, disclosure or use are prohibited by the copyright law.

Please review Art for accuracy in:

**Dimension • Layout
Spelling • Color**

Approval Signature:



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: August 16, 2019

Subject: August 2019 ARB Case Updates

This memo serves as an update for the three ARB cases scheduled to be heard at the August 21, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any communication or updated submission materials from any of the respective applicants in response to the staff recommendations and the Board's work session discussion for the following cases:

- 1) ARB #19-29 1040 Elden Street, new wall signs
- 2) ARB #19-30 1040 Elden Street, new awnings
- 3) ARB #19-32 533 Herndon Parkway, amendment to an approved application

As such, staff has no updates for the Board on these public hearing items and staff's recommendations with conditions for each item remains as presented at the August 7, 2019 ARB Work Session.