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**ARCHITECTURAL REVIEW BOARD
Wednesday
July 17, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, July 17, 2019 at 7:50 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Eric Boll, Hiren Shah, Vice Chair Eric Fielding and Chairman Walker. Board Member Leslie Blaker-Glass was absent.

Others present during the meeting: Lesa Yeatts, Town Attorney, Bryce A. Perry, Deputy of Community Development and Erika Orellana, Clerk to Boards and Commissions.

Chairman Walker called the meeting to order at 7:50 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 June 5, 2019
Work Session Minutes**

On motion by Board Member Shah, seconded by Board Member Boll, the minutes from the Wednesday, June 5, 2019 Work Session meeting were approved by a vote of 4-0, the vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

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**4. Vote on June 19, 2019
Public Hearing Minutes**

On motion by Board Member Shah, seconded by Board Member Boll, the minutes from the Wednesday, June 19, 2019 Work Session meeting were approved by a vote of 4-0, the vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

5. COMMENTS FROM THE BOARD MEMBERS

There were no comments from the Board Members.

6. COMMENTS FROM THE STAFF

There were no comments from the staff.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

8. APPLICATION FOR A FREESTANDING SIGN, ARB #19-24, to consider an application to construct a new freestanding sign near a vehicle entrance located on the commercial property at 494 Elden Street, Herndon, Virginia, located northwest of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-24A. The property is zoned PD-B, Planned Development - Business, and consists of 331,041 square feet of land. Owner/Applicant: SVAP Herndon Centre, LLC. Applicant's Representative: Andrew Painter, Esq., Walsh, Colucci, Lubeley, & Walsh, PC.

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, June 28 and July 5, 2019 issues.

Chairman Walker opened the public hearing and called on Bryce Perry, Deputy of Community Development, for the staff report.

Mr. Perry presented the staff report dated June 28, 2019 and staff memo dated July 12, 2019, which are on file in the Department of Community Development.

Mr. Perry stated that revised drawings were submitted following the work session to address the comments raised. The base of the sign was widened and the vinyl film covering the sign panels was changed to an opaque color. Staff explained that the use of vinyl might not fully block light penetration through the panel backgrounds and thus render the signs in noncompliance with the zoning ordinance. Staff further explained that compliance with the zoning ordinance would be confirmed prior to issuance of the

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Commercial Sign Permit and that expectation is that the overall design as shown would not change.

Staff is recommending approval of ARB #19-24 with the following conditions:

1. The proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019 and June 21, 2019 and as revised by the materials submitted July 10, 2019; and
2. If required to meet the zoning ordinance, the sign shall be revised to ensure that the green and blue backgrounds are fully opaque prior to issuance of the Commercial Sign Permit. The revised drawings shall be submitted to staff for review and inclusion in the ARB#19-24 case file.

Chairman Walker recognized the applicant's representative.

Inda Staggs, representative, provided brief comments.

There were no comments from the audience.

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

Following the public hearing, Board Member Boll moved approval of ARB #19-24, with the condition as recommended by staff. This motion was seconded by Board Member Shah.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 4-0. The vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-25, to consider an application to install new address signs on the commercial office building located at 251 Exchange Place, Herndon, Virginia, located northeast of the intersection of Exchange Place and Herndon Parkway, and further identified as Fairfax County Tax Map 0164-10-0001C. The property is zoned Office & Light Industrial, O & LI, and consists of 158,158 square feet of land. Owner/Applicant: Exeter 251 Exchange Place LLC c/o James Dietz, Exeter Property Group. Applicant's Representative: Paul Fangmeyer, Ultra Company.**

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Chairman Walker opened the public hearing and called on Bryce Perry, Deputy of Community Development, for the staff report.

Mr. Perry presented the staff report dated June 28, 2019, which is on file in the Department of Community Development.

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Mr. Perry stated that no changes to the application have occurred since the work session.

Staff is recommending approval of ARB #19-25 with the following condition:

1. The proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 7, 2019.

Chairman Walker recognized the applicant.

The applicant was not present.

There were no comments from the audience.

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

Following the public hearing, Board Member Shah moved approval of ARB #19-25, with the condition as recommended by staff. This motion was seconded by Board Member Boll.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 4-0. The vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-26, to consider an application to install a new business sign on the multi-tenant commercial building located at 304 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Jonquil Lane and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0025B1. The property is zoned CS, Community Services, and consists of 107,699 square feet of land. Owner/Applicant: 300 Elden Street LLC. Applicant's Representative: Jessica Sutherland, Talley Sign.**

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, June 28 and July 5, 2019 issues.

Chairman Walker opened the public hearing and called on Bryce Perry, Deputy of Community Development, for the staff report.

Mr. Perry presented the staff report dated June 28, 2019, which is on file in the Department of Community Development.

Mr. Perry stated that no changes to the application have occurred since the work session. Staff is recommending approval of ARB #19-26 with the following condition:

1. The proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019.

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Chairman Walker recognized the applicant.

There were no comments by the applicant.

There were no comments from the audience.

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

Following the public hearing, Vice Chair Fielding moved approval of ARB #19-26, with the condition as recommended by staff. This motion was seconded by Board Member Boll.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 4-0. The vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

11. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-27, to consider an application to install a new business sign on the multi-tenant commercial building located at 311 Spring Street, Herndon, Virginia, located between the intersection of Elden Street and Jonquil Lane and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0162-02-0174D. The property is zoned PD-B, Planned Development - Business, and consists of 168,916 square feet of land. Owner/Applicant: Herndon-Reston Industrial LLC c/o Kenwood Management Company. Applicant's Representative: Heather Davis, Gable Company.**

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, June 28 and July 5, 2019 issues.

Chairman Walker opened the public hearing and called on Bryce Perry, Deputy of Community Development, for the staff report.

Mr. Perry presented the staff report dated June 28, 2019, which is on file in the Department of Community Development.

Mr. Perry stated that no changes to the application have occurred since the work session.

Staff is recommending approval of ARB #19-27 with the following condition:

1. The proposed signs be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019.

Chairman Walker recognized the applicant.

The applicant was not present.

There were no comments from the audience.

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

Following the public hearing, Board Member Shah moved approval of ARB #19-27, with the condition as recommended by staff. This motion was seconded by Board Member Boll.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 4-0. The vote was: Board Members Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye." Board Member Blaker-Glass was absent.

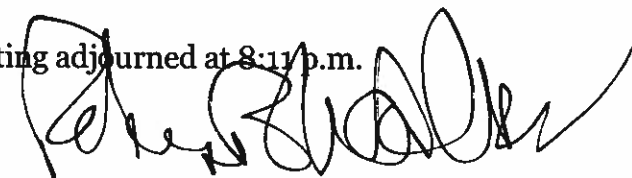
12. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, ARB #19-28, to consider an application to revise the master sign plan design standards for the Master Sign Plan #47, Herndon-Reston Industrial/Business Park at 301-315 Spring Street and 340-366 Victory Drive, Herndon, Virginia, located at the intersection of Spring Street and Victory Drive, and further identified as Fairfax County Tax Map 0162-02-0174D. The property is zoned PD-B, Planned Development - Business, and consists of 168,916 square feet of land. Owner/Applicant: Herndon-Reston Industrial LLC c/o Kenwood Management Company. Applicant's Representative: Heather Davis, Gable Company.**

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, June 28 and July 5, 2019 issues.

Chairman Walker announced that because the item had been advertised, the public hearing had to be open. Chairman Walker stated for the record that the application has been withdrawn by the applicant.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:17 p.m.



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



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Architectural Review Board: August 21, 2019