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**ARCHITECTURAL REVIEW BOARD
Work Session
July 3, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, July 3, 2019 at 7:46 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 Robert B. Walker. Board Member Leslie Blaker-Glass was absent.

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

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

- 2. 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.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated June 28, 2019, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-24 in accordance with the following conditions:

1. The dimensions of the brick base shall be revised to improve the overall proportions of the base to the sign per the staff design comments;

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2. The sign panel for LA Fitness shall be modified to reverse the sign color fields such that the background is blue, and the lettering is white to address staff design comments; and
3. The proposed freestanding sign shall be constructed/installed in substantial conformance with the application and supporting materials as submitted June 10, 2019, June 21, 2019, and any subsequent updates required by the Board to meet Conditions #1 and #2, as noted.

There was a brief discussion between the Board, staff and the applicant concerning the design issues noted in the staff report and recommendation conditions. The applicant agreed to confer with their client to address the Board and staff comments prior to the ARB July 17, 2019 Public Hearing. The Board had no comments or requests for additional information for staff or the applicant.

3. **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.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated June 28, 2019, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-25 in accordance with the following condition:

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

The Board had no comments or requests for additional information for staff or the applicant.

4. **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.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated June 28, 2019, which is on file in the office of Community Development.

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Staff recommended approval of ARB #19-26 in accordance with the following condition:

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

The Board had no comments or requests for additional information for staff or the applicant.

5. **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.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated June 28, 2019, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-27 in accordance with the following condition:

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

The Board had no comments or requests for additional information for staff or the applicant.

6. **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.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated June 28, 2019, which is on file in the office of Community Development.

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Staff recommended denial of ARB #19-28 in accordance with Alternative #1, based upon the deficiencies of the application as discussed within the staff report.

There was a brief discussion between the Board, staff and the applicant regarding the rationale behind the staff recommendation and the alternatives staff suggested to the applicant to achieve their desired objectives for business signs on the property. The applicant agreed to consider and evaluate staff-recommended alternatives. The Board had no comments or requests for additional information for staff or the applicant.

COMMENTS

7. Comments from the Staff Members

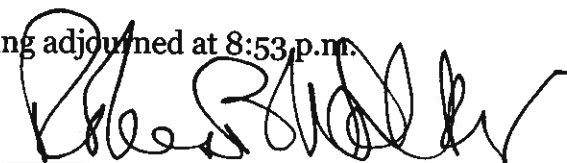
Mr. Garcia advised the Board of monthly outlook for the meetings in August 2019. Mr. Garcia stated that there are three new ARB applications.

8. Comments from the Board Members

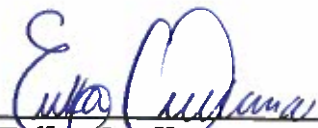
There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:53 p.m.



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



**Erika Orellana
Clerk of Boards and Commissions**

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