TOWN OF Herndon VIRGINIA

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ARCHITECTURAL REVIEW BOARD
Work Session
June 5, 2019

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, June 5, 2019 at 8:02 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Leslie Blaker-Glass, Eric Boll, Hiren Shah, Vice Chair Eric Fielding and Chairman Robert B. Walker.

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 five members present, which constituted a quorum.

PUBLIC HEARINGS

2. **APPLICATION OR NEW CONSTRUCTION, ARB #19-12,** to consider an application to construct a new equipment shelter to screen a proposed emergency backup power generator at a Town-owned water tank site located at 624 Alabama Drive, Herndon, Virginia, located southeast of the intersection of Alabama Drive and Missouri Avenue and northwest of the intersection of Alabama Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0162-02-0148. The property is zoned Residential, R-10 and consists of 42,079 square feet of land. Owner: Town of Herndon, Virginia. Applicant: T-Mobile Northeast, LLC. Applicant's Representative: James Relihan, Agent. ***(Continued from May 15, 2019 ARB public hearing.)***

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff memo.

Mr. Garcia presented the staff memo dated May 31, 2019, which is on file in the office of Community Development.

Mr. Garcia stated that the applicant for the above referenced case, which was continued by the Architectural Review Board (ARB) on March 20, 2019 and May 15, 2019 at the respective ARB Public Hearings, has not completed the administrative site plan review process in accordance with the Town's Zoning Ordinance Section 78-155.6. – "Site plans,

Subdivision Plans, Single Lot Development Plans and Building Location Surveys". The Board may not take action on this case until the administrative site plan review process is complete and the approved site plan is submitted with the current ARB application, as specified in Section 58-96 of the Town Code of Ordinances. If the site plan review process can be completed prior to the June 19, 2019 ARB Public Hearing, the Board may act on the case with the current staff recommendation for approval at that time. Due to the anticipated completion of the site plan review and approval before June 19th, staff will provide an updated recommendation via staff memo to the Board prior to the public hearing.

There were no comments from the Board.

3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-22,** to consider an application to replace two existing wall signs with two new wall signs on the multi-tenant commercial building and new tenant signage on the commercial center's monument sign located at 905 Herndon Parkway, Herndon, Virginia, located south of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0016D2. The property is zoned CS, Commercial Services, and consists of 71,939 square feet of land. Owner/Applicant: CH Retail Fund IIDC Metro Herndon Parkway, LLC c/o Lindsey, Pfisterer, Rosenthal Properties. Applicant's Representative: Frank Cavanaugh, ARK Signs.

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff memo.

Mr. Garcia presented the staff report dated May 31, 2019, which is on file in the office of Community Development.

Staff recommends approval of ARB #19-22 with the following condition:

- Revise the submitted application and sign location on the west elevation to be centered over the second (from the left of the building corner) storefront bay and not higher than the Zoning Ordinance maximum of 20' and to be approved by staff prior to submission of a building permit.

There was brief discussion amongst the Board, staff and applicant on this item regarding this location of one of the proposed signs. The Board had no major issues or requests for additional information for staff or the applicant.

COMMENTS

4. **Comments from the Staff Members**

Mr. Garcia advised the Board of monthly outlook for the meetings in July 2019. There are no new ARB applications received yet.

5. **Comments from the Board Members**

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:22 p.m.

Robert B. Walker, Chairman
Architectural Review Board

Erika Orellana
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: July 17, 2019