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**ARCHITECTURAL REVIEW BOARD
Wednesday
May 15, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, May 15, 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: Leslie Blaker-Glass, Eric Boll and Hiren Shah.

Others present during the meeting: Lesa Yeatts, 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 five 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 five members present, which constituted a quorum.

ADOPTION OF MINUTES

3. **Vote on April 3, 2019
Work Session Minutes**

On motion by Board Member Blaker-Glass, seconded by Board Member Shah, the minutes from the Wednesday, April 3, 2019 Work Session meeting were approved by a vote of 5-0, the vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

**May 15, 2019
(public hearing)**

**4. Vote on April 17, 2019
Public Hearing Minutes**

On motion by Vice Chair Fielding, seconded by Boll, the minutes from the Wednesday, April 17, 2019 Public Hearing meeting were approved by a vote of 5-0, the vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

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 June 2019. There are two new ARB cases.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

- 8. APPLICATION FOR 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 March 20, 2019 ARB public hearing.***

[Note: Item was continued from the March 20, 2019 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, April 26 and May 3, 2019 issues.

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

Mr. Garcia presented the staff memo dated April 26, 2019, which is on file in the Department of Community Development.

**May 15, 2019
(public hearing)**

Mr. Garcia stated that this item was continued by the Architectural Review Board (ARB) on March 20, 2019 at the ARB Public Hearing, 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 members were informed that the Board may not take action 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.

Staff recommended a continuance of ARB #19-12 to the June 19, 2019 Public Hearing.

The applicant was not present.

Following the public hearing, the question was called on the motion, Board Member Shah moved to **CONTINUE** of ARB #19-12 to the June 19, 2019 public hearing. This Motion was seconded by Board Member Blaker-Glass, which was carried by a unanimous vote, 5-0. The vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

Note: Chairman Walker called on Christopher Garcia, Community Design Planner to provide a presentation of the staff memos dated May 10, 2019 concurrently for the following items: ARB #19-16 and ARB #19-17.

9. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-16**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12901 Worldgate Drive, Herndon, Virginia, located west of the intersection of Worldgate Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0164-02-0028B. The property is zoned Planned Development – Worldgate, PD-W, and consists of 196, 366 square feet of land. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak. ***Continued from April 17, 2019 ARB 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, April 26 and May 3, 2019 issues.

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

Mr. Garcia presented the staff memo dated May 10, 2019, which is on file in the Department of Community Development.

**May 15, 2019
(public hearing)**

Mr. Garcia stated that staff has reviewed the revised monument sign design, which included revised rough finish texture, akin to a stucco finish; and finish color, a tan color to match the existing building on the subject site(s). The revised sign design(s) are not significantly different in form or design than any of the previous submissions, however, the material renditions are more indicative of the texture and color of the architecture of the office complex on the subject property.

Staff recommended approval of ARB #19-16 with the following condition:

1. The proposed monument sign(s) are installed in substantial conformance with the application and supporting materials as submitted March 11, 2019 and updates submitted on May 8, 2019.

There were no comments from the applicant.

There were no comments from the audience.

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

Following the public hearing, Board Member Fielding moved approval of ARB #19-16, 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, 5-0 The vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

10. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-17**, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12825 Worldgate Drive, Herndon, Virginia, located west of the intersection of Worldgate Drive and Van Buren Street, and further identified as Fairfax County Tax Map 0164-02-0024A. The property is zoned Planned Development – Worldgate, PD-W, and consists of 159, 973 square feet of land. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak. ***Continued from April 17, 2019 ARB 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, April 26 and May 3, 2019 issues.

Chairman Walker opened the public hearing and referred back to the previous staff representation given by Chris Garcia, Community Design Planner, for the staff updates.

**May 15, 2019
(public hearing)**

Mr. Garcia had no additional staff comments for this item. .

Staff recommended approval of ARB #19-17 with the following condition:

1. The proposed monument sign(s) are installed in substantial conformance with the application and supporting materials as submitted March 11, 2019 and updates submitted on May 8, 2019.

Chairman Walker recognized the applicant for comments.

The applicant 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 #19-17, with a 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, 5-0 The vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

11. **APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-20**, to consider an application to add new windows, redesign existing entryways, and apply new exterior finish materials and colors to 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.

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, April 26 and May 3, 2019 issues.

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

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(public hearing)**

Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the Department of Community Development.

Mr. Garcia stated the application proposed to create new window openings on one (south) elevation, redesign the southeast corner entrance from a curved form to a squared corner form with new building materials, specifically new metal panel system in two complementary colors, painting existing brick accent courses, and adding new address numbers on the southeast corner of the building.

Staff recommended approval of ARB #19-20 with the following condition:

1. The proposed alterations shall be constructed /installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

Chairman Walker recognized the applicant for comments.

The applicant 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 Shah moved approval of ARB #19-20, with a condition as recommended by staff. This motion was seconded by Board Member Blaker-Glass.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 5-0 The vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

- 12. APPLICATION FOR ADDITION TO AN EXISTING STRUCTURE, ARB #19-21,** to consider an application to construct three new refuse container enclosures along the rear of the commercial building located at 1050 – 1094 Elden Street, Herndon, Virginia, located north of the intersection of Alabama Drive and Elden Street, and further identified as Fairfax County Tax Map 0161-02-0026A. The property is zoned Commercial Services, CS, and consists of 351,915 square feet of land. Owner/Applicant: Dulles Park Shopping Center, LLC, Trustee. Applicant's Representative: Emmanuel A. Mdingi, Architect.

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, April 26 and May 3, 2019 issues.

**May 15, 2019
(public hearing)**

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 April 26, 2019 and updates on staff memo dated May 10, 2019, which are on file in the Department of Community Development.

Mr. Garcia stated this application proposed was to construct three new refuse container enclosures located along east elevation (rear area) of the subject property. The dumpsters are proposed to be constructed of 8" CMU blocks with brick veneer painted to match the existing brick color on the rear of the building and wood picket gates mounted to metal posts (painted yellow). In addition, yellow painted metal bollards will be installed within the enclosures to protect the masonry walls from impacts from the dumpsters. At the ARB work session on May 1, 2019, the applicant agreed to redesign the trash compactor enclosure to meet the requirements of the zoning ordinance. Staff has reviewed the re-submitted materials and finds that the revision now illustrates the trash compactor enclosure design that is eight feet (8'-0") in height and complies with Town's Zoning Ordinance, Section 78-114.2(c)(2). As such, the Board may now act on this case due to compliance with the Town's Zoning Ordinance.

Staff recommended approval of ARB #19-21 with the following condition:

1. The proposed additions shall be constructed/installed in substantial conformance with the application and supporting materials as submitted April 8, 2019, April 30, 2019 and May 3, 2019.

Chairman Walker recognized the applicant for comments.

The applicant provided brief comments.

There were no comments from the audience.

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

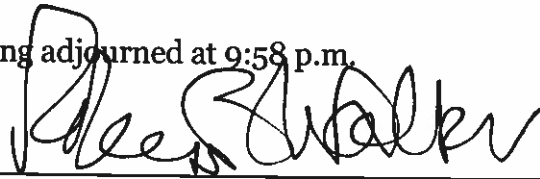
Following the public hearing, Board Member Shah moved approval of ARB #19-21, with a condition as recommended by staff. This motion was seconded by Board Member Boll.

Following the public hearing, the question was called on the motion, which was carried by unanimous vote, 5-0 The vote was: Board Members Blaker-Glass, Boll, Vice Chair Eric Fielding, Hiren Shah and Chairman Walker voting "Aye."

**May 15, 2019
(public hearing)**

ADJOURNMENT

There being no further business, the meeting adjourned at 9:58 p.m.



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



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Architectural Review Board: June 19, 2019