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**ARCHITECTURAL REVIEW BOARD
Work Session
May 1, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, May 1, 2019 at 7:30p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Leslie Blaker-Glass, Eric Boll and Hiren Shah. Chairman Robert B. Walker and Board Member Fielding were absent.

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

1. DETERMINATION OF QUORUM

Board Member Blaker-Glass, presiding, stated that there were three members present, which constituted a quorum.

PUBLIC HEARINGS

- 2. 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.**

Board Member Blaker-Glass called on Chris Garcia, Community Design Planner, for the staff updates.

Mr. Garcia informed the Board Members that there weren't any updates to provide, as the applicant was in the process of completing the required site plan review process; and that the Board could not take action on the case until this process was completed. Mr. Garcia stated that the Town and applicant's goal was to complete the site plan review

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process by May 10th so that the Board may take action on the case at its May 15, 2019 public hearing.

There were no comments from the Board. The Board had no major issues or requests for additional information for staff or the applicant.

Note: Board Member Blaker-Glass opened the work session. Chris Garcia, Community Design Planner provided an update on the memos dated April 26, 2019 for the following items: ARB #19-16 and ARB #19-17, noting that updates from the applicant were received on April 30, 2019 and that staff did not have any comments or presentations for the cases due to the late submission of revised materials.

3. **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.***

Staff recommended a continuance of ARB #19-16 to the June 19, 2019 ARB Public Hearing as published by the Town.

Mr. Garcia stated that he is working with applicant to obtain necessary updated materials from the applicant, so that he can review the materials and provide an updated staff recommendation to the Board before its May 15, 2019 public hearing.

There were no comments from the Board. The Board had no major issues or requests for additional information for staff or the applicant.

4. **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.***

Staff recommended a continuance of ARB #19-17 to the June 19, 2019 ARB Public Hearing as published by the Town.

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Mr. Garcia stated that he is working with the applicant to obtain the necessary updated materials from the applicant, so that he can review the materials and provide an updated staff recommendation to the Board before its May 15, 2019 public hearing.

There were no comments from the Board. The Board had no major issues or requests for additional information for staff or the applicant.

5. **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.**

Board Member Blaker-Glass called on Chris Garcia, Community Design Planner, for the staff reports.

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

Staff recommends approval with the following condition:

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

There were no comments from the Board. The Board had no major issues or requests for additional information for staff or the applicant.

6. **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.**

Board Member Blaker-Glass called on Chris Garcia, Community Design Planner, for the staff reports.

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

Staff recommended a continuance to the July 17, 2019 ARB Public Hearing so that the applicant has the opportunity to seek approval of a variance to Town's Zoning Ordinance,

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Section 78-114.2. However, Mr. Garcia stated that the applicant has been in contact with him and has communicated a willingness to reduce the height of the one refuse container enclosure that exceeds the Town's Zoning Ordinance maximum. He stated that once he receives the updated design materials from the applicant, he would could revise his recommendation assuming the revisions met the zoning ordinance requirement, prior to the Board's May 15, 2019 public hearing.

There were no comments from the Board. The Board had no major issues or requests for additional information for staff or the applicant.

COMMENTS

Comments from the Staff Members

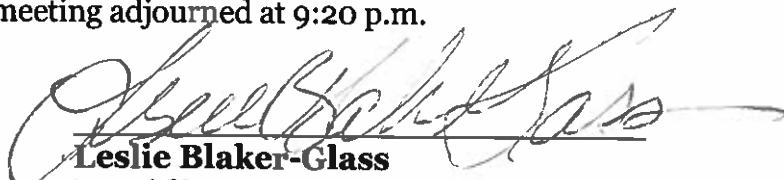
Mr. Garcia advised the Board of monthly outlook for the meetings in June 2019. There are no new ARB applications received yet.

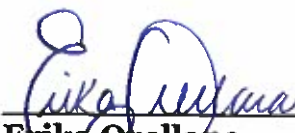
Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:20 p.m.


Leslie Blaker-Glass
Presiding Board Member
Architectural Review Board


Erika Orellana
Clerk of Boards and Commissions

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