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**ARCHITECTURAL REVIEW BOARD
Wednesday
April 20, 2022**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, April 20, 2022 at 7:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chair Leslie Blaker-Glass and Board Member: Vice Eric Boll, Melody Fetske and William Savage. Board Member Hiren Shah was absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner/Design Development; and Erika Orellana, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:30 p.m., with four members present and with Chair Blaker-Glass presiding.

1. CALL TO ORDER

Chair Blaker-Glass asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

Chair Blaker-Glass stated that there were four members present, which constituted a quorum. Board Member Hiren Shah was absent.

APPROVAL OF MINUTES

**3. Vote on March 2, 2022
Work Session Minutes**

On motion by Board Member Fetske, seconded by Vice Chair Boll, the minutes from the Wednesday, March 2, 2022, work session meeting were approved by a vote of 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting "Aye." Board Member Shah was absent.

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**4. Vote on March 16, 2022
Public Hearing Minutes**

On motion by Vice Chair Boll, seconded by Board Member Fetske, the minutes from the Wednesday, March 16, 2022 public hearing meeting were approved by a vote 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting “Aye.” Board Member Shah was absent.

5. COMMENTS FROM THE BOARD MEMBERS

Chair Blaker-Glass informed the Board Members of the opportunity to serve for the PBAC committee.

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 HEARING

8. APPLICATION FOR SIGNAGE, ARB #22-005, to consider an application for a business identification wall sign located at 208 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 0006A and is located on the north side of the Elden Street and approximately 600 feet east of the Elden Street and Herndon Parkway intersection. The property is zoned as CS, (Commercial Services District), and consists of 77,350 square feet of land. Owner: GMP Investments LLC. Applicant: Hamza Jaber.

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 1, 2022, and April 8, 2022 issues.

Chair Blaker-Glass opened the public hearing and called on Tamsin Himes, Lead Planner/Design Development, for the staff report updates.

Ms. Himes presented the staff report dated April 6, 2022 which is on file in the Department of Community Development. Ms. Himes presented application to consider a business identification wall sign located at 208 Elden Street, Herndon, Virginia.

Staff recommended approval of ARB #22-005, in accordance with the draft resolution.

Chair Blaker-Glass asked if there were questions by the Board for Ms. Himes. Board Member Savage asked for clarification of the type of store proposed. Ms. Himes responded.

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Chair Blaker-Glass recognized the applicant for comments. The property owner represented the applicant and provided brief comments. The owner mentioned their intent to remove all three canopies at the same time. Board Members asked for clarification on the awning and cleaning of the façade. Applicant provided response.

Chair Blaker-Glass recognized the audience for comments.

There were no comments from the audience.

Following the public hearing, Vice Chair Boll moved approval of ARB #22-005, in accordance with the draft resolution. This motion was seconded by Board Member Fetske.

The question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting “Aye.” Board Member Shah was absent.

[Below is the adopted resolution for ARB #22-005.]

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

April 20, 2022

Resolution- to approve ARB #22-005, installation of signage and demolition of existing canopy on a commercial building located at 208 Elden Street, Fairfax County Tax Map Number 0171 04 0006A.

WHEREAS, the applicant has submitted an application to install signage and remove existing canopy located the above referenced address; and

WHEREAS, the proposed signage and removal complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on April 20, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

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Approves ARB #22-005, for signage and removal of canopy located at 208 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following conditions:

- 1) The applicant shall produce updated plans which show the sign raised vertically to align with the signage on the remaining green canopies. To achieve this, the bottom of the proposed sign would match the bottom edge of the canopies.
- 2) Any damage or discoloration of the facade shall be repaired, cleaned, and repainted as necessary upon removal of the canopy.

9. **APPLICATION FOR NEW SITE FEATURE, ARB #22-006**, to consider an application for a new site feature on the site of an existing structure located at 231 Spring Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0177C and located approximately 620 feet northwest of the Spring Street and Herndon Parkway intersection. This property is zoned as O & LI (Office & Light Industrial) and consists of 432,166 square feet of land. Owner: 460 Herndon Parkway LLC. Owner Agent: Cushman & Wakefield. Applicant: Nelson Gault, FM Studios.

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 1, 2022, and April 8, 2022 issues.

Chair Blaker-Glass opened the public hearing and called on Tamsin Himes, Lead Planner/Design Development, for the staff report updates.

Ms. Himes presented the staff report dated April 6, 2022 which is on file in the Department of Community Development. Ms. Himes presented application to consider an application for a new site feature on the site of an existing structure located at 231 Spring Street, Herndon Virginia.

Staff recommended approval of ARB #22-006, in accordance with the draft resolution.

Chair Blaker-Glass asked if there were questions by the Board for Ms. Himes. There were no questions for Ms. Himes from the Board.

Chair Blaker-Glass recognized the applicant for comments. The applicant provided his comments and responses to the Board Members clarification on the size of the fence. Board Member asked if his second part of the application would be discussed as well. Ms. Himes informed that it was not originally reviewed with the application. It was decided that the additional fence portion of the application could be excluded from an approval by an additional condition should the board wish to approve the main enclosure. The applicant could then bring the fence before the board as a separate application.

Chair Blaker-Glass recognized the audience for comments.

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There were no comments from the audience.

Following the public hearing, Vice Chair Boll moved approval of ARB #22-006, in accordance with the draft resolution with amendment but with an additional condition to exclude the approval of the fence portion of the application.

This motion was seconded by Board Member Fetske.

The question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting “Aye.” Board Member Shah was absent.

[Below is the adopted resolution for ARB #22-006.]

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

April 20, 2022

Resolution- to approve ARB #22-006, construction of a new site feature at 231 Spring Street, Fairfax County Tax Map Number 0162 02 0177C.

WHEREAS, the applicant has submitted an application to install a new site feature located the above referenced address; and

WHEREAS, the proposed site feature complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed site feature complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on April 20, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-006, for construction of a screening enclosure located at 231 Spring Street, Herndon, VA in substantial conformance with the

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design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The enclosure wall shall be 8 feet high along the entire perimeter of the enclosure in order to completely screen the equipment within.

This approval excludes the additional fence along spring street.

NEW BUSINESS

10. **PRE-APPLICATION, ARB**, to discuss a future application for a property modification project at 331 Victory Drive, Herndon Virginia: new self-storage facility with additional site features.

Chair Blaker-Glass opened the public hearing and called on Tamsin Himes, Lead Planner/Design Development, for the staff report updates.

Chair Blaker-Glass asked if there were questions by the Board for Ms. Himes. Board Members asked for clarification on the elevation and materials. Ms. Himes responded to the Board Members questions.

Chair Blaker-Glass recognized the applicant for comments. The applicants provided comments to the Board Members concerns. The board expressed support for the project overall but suggested that steps could be taken to visually break up the façade. The applicant and architect responded to the board's comments. No major issues, the discussion was concluded.

11. **Resolution-** to establish an alternate meeting location in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon, Virginia, for the Architectural Review Board regular work session meetings that occur on the first Wednesday of each month at 7:30 p.m.

Chair Blaker-Glass opened the public hearing and called on Lauri Sigler, Deputy Town Attorney, for presentation. Ms. Sigler provided brief presentation for the resolution to establish an alternate meeting location in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon, Virginia, for the Architectural Review Board regular work session meetings that occur on the first Wednesday of each month at 7:30 p.m. Ms. Sigler reminded the Board that the vote would be taken this evening.

On the motion, Board Member Fetske approval of the resolution, to establish an alternate meeting location in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon, Virginia, for the Architectural Review Board regular work session meetings that occur on the first Wednesday of each month at 7:30 p.m. as presented by Staff. This motion was seconded by Board Member Savage.

The question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting "Aye." Board Member Shah was absent.

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ADJOURNMENT

On motion of Board Member Fetske, seconded by Vice Chair Boll, the April 20, 2022 ARB public hearing was adjourned by a vote of 4-0, the vote was: Board Members Fetske, Savage, Vice Chair Boll and Chair Blaker-Glass voting "Aye." Board Member Shah was absent.

There being no further business, the meeting adjourned at 8:43 p.m.



**Leslie Blaker-Glass, Chair
Architectural Review Board**



**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Architectural Review Board: May 18, 2022