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**ARCHITECTURAL REVIEW BOARD
Public Hearing
Wednesday, January 20, 2021**

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments. Chairman Walker has stated that the October 21, 2020 Architectural Review Board public hearing will be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Friday, January 15, 2021. In attendance electronically were: Chairman Robert B. Walker and Vice Chair Leslie Blaker-Glass and Board Members: Lauren Edmondson, Eric Boll and Hiren Shah.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner; and Erika Orellana, Clerk to Boards and Commissions.

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Architectural Review Board public hearing will hold its meeting electronically. The Clerk to the Boards and Commissions welcomed those listening and encouraged the public to provide comments for the record at hdrb.arb@herndon-va.gov.

Ms. Orellana stated, for the record, that:

- The Architectural Review Board public hearing that evening was conducted electronically Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.
- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;

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- The agenda and meeting materials are available on the town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

1. **CALL TO ORDER**

Roll Call

Chairman Walker called the public hearing by electronic means to order at 9:38 p.m. and asked Ms. Orellana to call the roll for attendance. Five board members were present, remotely based on their respective location, with Chairman Walker presiding.

2. **DETERMINATION OF QUORUM**

Chairman Walker stated, for the record, that there was a quorum present, electronically, that evening. Deputy Town Attorney, Lauri Sigler and Community Design Planner, Chris Garcia were also present.

ANNOUNCEMENTS

Chairman Walker stated that the public hearing would be conducted by electronic means pursuant to the appropriate laws.

NEW BUSINESS

3. **2021 Election of Officers**

Election of Chairman for the Architectural Review Board for the 2021 term.

On motion by Vice Chair Blaker-Glass, seconded by Board Member Boll, Robert B. Walker was nominated for the position of Chairman of the Architectural Review Board for the 2021 term.

Mr. Robert B. Walker accepted the nomination.

There were no other nominations, and the nominations were closed. The vote carried, 4-0-1. The vote was: Board Members Boll, Shah and Vice Chair Blaker-Glass voting "Aye." Chairman Walker abstained.

Robert B. Walker was elected Chairman of the Architectural Review Board for the 2021 term.

Election of Vice Chair for the Architectural Review Board for the 2021 term.

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On motion by Board Member Shah, seconded by Board Member Boll, Leslie Blaker-Glass was nominated for the position of Vice Chair of the Architectural Review Board for the 2021 term.

Ms. Leslie Blaker-Glass accepted the nomination.

There were no other nominations, and the nominations were closed. The vote carried, 4-0-1. The vote was: Board Members Boll, Shah and Chairman Walker voting "Aye." Vice Chair Blaker-Glass abstained.

Leslie Blaker-Glass was elected Vice Chair of the Architectural Review Board for the 2021 term.

APPROVAL OF MINUTES

**4. Vote on December 2, 2020
Work Session Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Shah, the minutes of the Wednesday, December 2, 2020 Work Session were approved by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

**5. Vote on December 16, 2020
Public Hearing Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Boll, the minutes of the Wednesday, December 16, 2020 Public Hearing were approved by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

6. COMMENTS BY THE BOARD MEMBERS

There were no comments by the Board Members.

7. COMMENTS BY THE STAFF

Chris Garcia informed the Board Members that there will not be a public hearing for the February 2021 ARB meetings. However, Mr. Garcia informed that there will a discussion item for the February 3, 2021 ARB Work Session.

PUBLIC HEARINGS

8. APPLICATION FOR A MASTER SIGN PLAN, ARB #20-027, to consider an application to approve a master sign plan for the multi-tenant commercial building and accessory low rise commercial buildings located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon

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Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits. **(Continued from the December 16, 2020 ARB Public Hearing)**

Note: This item was continued from the December 16, 2020 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, December 31, 2020 and Friday, January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff memo and updates.

Mr. Garcia presented the staff memo dated December 31, 2020 and staff memo dated January 15, which are on file in the Department of Community Development.

Staff recommended approval of ARB #20-027, to allow enactment and implementation of a new master sign plan for the property located at 1025 Herndon Parkway in Herndon, VA, in accordance with the draft resolution and with the following conditions:

1. The master sign plan standards shall resolve a specific, measurable design standard concerning allowable colors such that a unifying sign color pattern with flexibility of limited variation is permitted; and
2. The master sign plan shall specify either 3000K or 3500K white light temperature standard for uniformity of illuminated signs across the building; and
3. The revised master sign plan standards with graphics shall be subject to final review by the Town's Zoning Administrator prior to implementation of the master sign plan; and
4. The applicant shall be required to submit revised sign design standards and graphics meeting Conditions #1, #2, and #3 to Town staff prior to issuance of any administrative approvals of signs under a master sign plan and any corresponding building permits for signs at the subject property.

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #20-027, to allow enactment and implementation of a new master sign plan for the property located at 1025 Herndon Parkway, Fairfax County Tax Map Number 0161-02-0015E.

WHEREAS, the applicant has submitted an application to implement a new master sign plan at the above referenced address; and

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

WHEREAS, the proposed master sign plan generally complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the allowance of the new master sign plan removes existing nonconformities to comply with the current zoning ordinance standards related to signs on the subject property; and

WHEREAS, the proposed master sign plan will replace and supersede all previous master sign plan(s), more specifically MSP #36 Elden Street Marketplace, for the referenced address; and

WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a public hearing on January 20, 2021.

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

Approves ARB #20-027, to allow enactment and implementation of a new master sign plan for the property located at 1025 Herndon Parkway in Herndon, VA, with the following conditions

1. The master sign plan standards shall resolve a specific, measurable design standard concerning allowable colors such that a unifying sign pattern with flexibility of limited variation is permitted ; and
2. The master sign plan shall select either 3000K or 3500K white light temperature standard for uniformity of illuminated signs across the building; and
3. The revised master sign plan standards with graphics shall be subject to final review by the Town's Zoning Administrator prior to implementation of the master sign plan; and
4. The applicant shall be required to submit revised master sign plan design standards and graphics meeting Conditions #1, #2, and #3 to Town staff prior to issuance of any administrative approval of signs under a master sign plan and any corresponding building permits for signs.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

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Chairman Walker recognized the applicant/owner for comments.

Mr. Ryan Lorey, EDENS, applicant/owner representative, provided his comments.

Chairman Walker asked the Board Members for questions to the applicant/owner representative, Mr. Ryan Lorey.

There were no comments and questions from the Board for Mr. Lorey.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public on the item.

Chairman Walker closed the public hearing in the item

Following the public hearing, Board Member Shah moved for approval of ARB #20-027 in accordance with the draft resolution and with conditions presented by staff. This motion was seconded by Board Member Boll. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-001, to consider an application to construct a new wall sign on the multi-tenant commercial building located at 171 Elden Street, more specifically for Unit 3B, Herndon, Virginia, located between the intersection of Elden Street and Carlisle Drive and the intersection of Elden Street and Fairfax County Parkway, and further identified as Fairfax County Tax Maps 0171-29020302A and 0171-29020302B. The property is zoned O&LI, Office and Light Industrial, and consists of 2,673 square feet of floor area within the multi-tenant building. Owner/Applicant: Matthew Fitzner. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permit Services.**

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, December 31, 2020 and Friday, January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff memo and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, which are on file in the Department of Community Development.

Staff recommended approval of ARB #21-001, in accordance with the draft resolution and with conditions:

**January 20, 2021
(public hearing)**

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #21-001, to allow a new wall sign located at 171 Elden Street, Fairfax County Tax Map Numbers 0171-29020302A & 0171-29020302B.

WHEREAS, the applicant has submitted an application to install a wall sign at the above referenced address; and

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

WHEREAS, the allowance of a sign cabinet is permitted as a legal nonconformity to comply with the approved Master Sign Plan of the subject property; and

WHEREAS, the proposed sign generally 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 reviewed this application and has held a public hearing on January 20, 2021.

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

Approves ARB #21-001, to allow a wall sign on the upper parapet of the multi-story office building at 171 Elden Street in Herndon, VA with the following condition:

1. The sign shall be installed and aligned in a manner that exactly matches the indent from the parapet cap and indent from the parapet corner that exists for the other parapet wall sign installed on the left side of the building's west elevation.
2. The applicant shall resubmit the sign design with location information specifying the requirements of Condition #1 prior to issuance of a building permit for the approved sign.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

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Mr. Ken Padgett, Mid-Atlantic Permit Services, applicant's representative, provided his comments which included agreement to provide revised sign design information to meet the recommended conditions of approval.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Ken Padgett.

There were no comments and questions from the Board for Mr. Ken Padgett, Mid-Atlantic Permit Services.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public on the item.

Chairman Walker closed the public hearing in the item

Following the public hearing, Board Member Boll moved for approval of ARB #21-001 in accordance with the draft resolution and with conditions as presented by staff. This motion was seconded by Board Member Shah. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-002, to consider an application to construct a new wall sign on the southern multi-tenant commercial building located at 450 Springpark Place, Herndon, Virginia, located at the northeast corner of the intersection of Springpark Place and Spring Street, and further identified as Fairfax County Tax Map 0162-02-0164B. The property is zoned PD-B, Planned Development - Business, and consists of 274,148 square feet of land area. Owner/Applicant: Springpark Place, LLC c/o Penzance Management, LLC. Applicant's Representative/Agent: William M. Kuker, Klas Government, Inc.**

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, December 31, 2020 and Friday, January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff memo and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, which are on file in the Department of Community Development.

Staff recommended approval of ARB #21-002, in accordance with the draft resolution and with a condition:

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[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #21-002, to allow a new wall sign located at 450 Springpark Place, Fairfax County Tax Map Number 0162-02-0164B.

WHEREAS, the applicant has submitted an application to install a wall sign at the above referenced address; and

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

WHEREAS, the proposed sign generally 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 reviewed this application and has held a public hearing on January 20, 2021.

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

Approves ARB #21-002, to allow a wall sign on the south elevation of the office building at 450 Springpark Place in Herndon, VA with the following condition:

1. The sign shall be centered horizontally between the two nearest arcade columns and centered vertically between the bottom edge of the brick fascia and the decorate brick band at the fascia mid-point, as revised by the applicant.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. Wesley Hughes, Klas Government, Inc., applicant's representative, provided his comments.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Wesley Hughes.

There were no comments and questions from the Board for Mr. Hughes.

Chairman Walker recognized the public for comments on this item.

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There were no comments by the public on the item.

Chairman Walker closed the public hearing in the item

Following the public hearing, Vice Chair Blaker-Glass moved for approval of ARB #21-002 in accordance with the draft resolution with a condition as presented by staff. This motion was seconded by Board Member Shah. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.”

11. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-003**, to consider an application to construct a new wall sign on the southern multi-tenant commercial building located at 505 Huntmar Park Drive, Herndon, Virginia, located at the north corner of the intersection of Huntmar Park Drive and Spring Street, and further identified as Fairfax County Tax Map 0162-02-0156D. The property is zoned O&LI, Office and Light Industrial, and consists of 221,890 square feet of land area. Owner/Applicant: Brit-Herndon Square, LLC c/o Kevin Lewis, BECO Management, Inc. Applicant's Representative/Agent: Ken Lake, ARK Sign Services, Inc.

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, December 31, 2020 and Friday, January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for presentation of the staff memo and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, which are on file in the Department of Community Development.

Staff recommended approval of ARB #21-003, in accordance with the draft resolution and with conditions:

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #21-003, to allow a new wall sign located at 505 Huntmar Park Drive, Fairfax County Tax Map Number 0162-02-0156D.

WHEREAS, the applicant has submitted an application to install two wall signs at the above referenced address; and

WHEREAS, the proposed sign with staff recommended sign materials complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

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WHEREAS, the proposed sign proposed sign with staff recommended sign materials generally 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 reviewed this application and has held a public hearing on January 20, 2021.

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

Approves ARB #21-003, to allow one wall sign on the east elevation and one wall sign on the west elevation of the office building at 505 Huntmar Park Drive in Herndon, VA with the following conditions:

1. The sign shall be centered horizontally over the respective window bays on the first floor and centered vertically between the bottom brick header course and the top brick header course between the first and second floor; and
2. The sign shall be constructed of 1" metal, reverse channel letters and forms, pin-mounted to the existing brick façade using the proposed sing lettering, size, font, arrangements and the logo form/design as originally proposed; and
3. The applicant shall be required to submit revised sign designs meeting Conditions #1 and #2.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions from the Board for Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Ms. Julie Cindric, applicant's representative, provided her comments, which included the applicant's desire to retain the applicant's original face-lit channel letter design, which was different than the staff recommendation.

Chairman Walker asked the Board Members for questions to the applicant's representative, Ms. Julie Cindric.

There were no comments and questions from the Board for Ms. Julie Cindric.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public on the item.

Chairman Walker closed the public hearing in the item.

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Following the public hearing, Vice Chair Blaker-Glass l moved for approval of ARB #21-003 in accordance with the draft resolution with conditions as presented by staff. This motion was seconded by Board Member Edmondson. There was no discussion on the motion.

The question was called on the motion, which carried by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

ADJOURNMENT

There being no further business, the meeting adjourned at 10:36 p.m.



Robert B. Walker, Chairman
Architectural Review Board



Erika Orellana
Clerk to Boards and Commissions

Minutes approved by the Architectural Review Board: April 21, 2021