



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, May 15, 2024 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. March 6, 2024, Historic District Review Board Work Session Minutes
- b. March 20, 2024, Historic District Review Board Regular Meeting Minutes

3. Comments

- a. Comments from Staff Members
- b. Comments from Board Members
- c. Comments from Citizens
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. HDRB #24-002 Grace Street Setback Reduction

5. Adjournment



**HERNDON HISTORIC DISTRICT REVIEW BOARD
Work Session Minutes
Wednesday, March 6, 2024**

1. Call to Order

The Historic District Review Board met in work session on Wednesday, March 6, 2024, at 7:02 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Lauren Edmondson, Melody Fetske, Amy Oleinick, William Savage, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Tamsin Himes, Lead Planner; Lauri Sigler, Deputy Town Attorney; Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:02 p.m. and stated that six members of the Historic District Review Board were present which constituted a quorum.

2. Public Hearings

a. Application for Facade Modification, HDRB #24-001, to consider an application for a Certificate of Appropriateness for modifications to the front facade of the commercial property located at 722 and 724 Pine Street, Herndon, Virginia.

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff report and staff presentation dated March 6, 2024, which are on file with the Department of Community Development. Ms. Himes stated that staff is withholding a recommendation pending discussion by the board. Staff will provide recommendations for conditions of approval, if the Board wishes.

There was discussion among the Historic District Review Board and staff on this item, including:

- (1) Whether the paint sample was oyster white. Ms. Himes stated that staff does not have a physical sample of the paint, only images provided by the applicant.
- (2) Whether the exterior to Zeffirelli's is lime-washed. Ms. Himes stated that she believes that is correct.
- (3) Whether staff knows when the previous doors were removed. Ms. Himes stated that staff is unsure.
- (4) The need for maintenance to the exterior before any painting is done. Ms. Himes stated that staff would provide guidance to the applicant prior to any painting.
- (5) Whether there was an application approving the building being painted as shown in the 1987 image. Ms. Himes stated that that would have pre-dated the creation of the Historic District.
- (6) Whether the brick on the facade is historically relevant. Ms. Himes stated that the brick is historically relevant, and that paint from previous modifications can be seen on the brick.
- (6) Other buildings in the Historic District with painted facades. Ms. Himes stated that those buildings may have been painted prior to the creation of the Historic District.

Chair Blaker-Glass invited the applicant to provide comments.

The applicant Homeyra Darugar was present and provided comments.

There was discussion among the Historic District Review Board, staff, and the applicant on this item, including:

- (1) Whether the applicant is prepared to do other maintenance needed before painting. The applicant stated that they agreed.
- (2) How the applicant will treat the windows. The applicant stated that they will replace the wood with similar wood and paint the sills.
- (3) Whether the steps would be painted. The applicant said they steps would not be painted.
- (4) Whether the whole exterior or just the facade would be painted. The applicant stated that the plan was to just paint the facade.
- (5) The brick on the corner of the facade should also be painted. The applicant stated that they had no problem with that.
- (6) Whether the metal flashing would be painted white as well. The applicant stated that they would paint it black but was open to other suggestions from the board.
- (7) Clarification that the brick will not be sanded. The applicant stated that the brick will not be sanded.
- (8) The planned colors for the awning and lights. The applicant stated that those pieces and any trim would be black. Ms. Himes stated that if the Board decides to allow the applicant to paint the building, then it would be up to the applicant on what color to use. Board member Edmondson suggested keeping the windows white.

3. New Business

a. Discussion Item: 753 Grace Street New Build

Chair Blaker-Glass opened the discussion and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff memo and staff presentation dated March 6, 2024, which are on file with the Department of Community Development. Ms. Himes stated that given the orientation of the existing contributing structures, staff would strongly recommend that any new building be oriented to face Grace Street. Staff believes that requesting a reduction in setback will allow for added flexibility. Staff recommends that any new building use design variation, roof form, and architectural divisions to break up a long facade to integrate with historic structures.

There was discussion among the Historic District Review Board and staff on this item, including:

- (1) Requirements pertaining to location of the garage in relation to the house. Ms. Himes stated that the garage cannot come forward of the house.
- (2) Context of the siting with the adjacent homes. Ms. Himes stated that is something that staff can provide.
- (3) The massing.
- (4) Blending in with the neighborhood.

Chair Blaker-Glass invited the applicant to join the discussion.

The applicant Armin Ettehadi and his representative were present and provided comment.

There was discussion among the Historic District Review Board, staff, and the applicant on this item, including:

- (1) Whether the house should face Grace Street or Vine Street.
- (2) The possibility of the house being slightly L-shaped.
- (3) Considering a variation of roof lines, bay windows, and patios.
- (4) Importance of the design to be consistent with contributing buildings in the neighborhood.
- (5) Design possibilities for the garage rather than just a box. Ms. Sigler stated that zoning will need to be considered for certain design elements. Ms. Himes stated that the applicant could apply for a reduction in setback. Chair Blaker-Glass provided the applicant with a copy of the Herndon Historic District Guidelines.
- (6) Acceptable materials. The applicant asked if Hardiboard is an acceptable material. Chair Blaker-Glass stated that Hardiboard is acceptable.
- (7) Consideration for the types of windows.

(8) Whether the garage can be attached. Ms. Himes stated that the garage can be attached but cannot be front loaded.

(9) Acceptable style of architecture. Ms. Himes stated that the styles outlined in the Guidelines are suggestions.

(10) Additional meetings. Ms. Himes stated that an additional discussion may be a good idea. Ms. Gilleran stated that the applicant should come up with a foot print that is more acceptable to the Historic District and then the applicant could move forward with a site plan.

4. Comments

a. Comments from the Staff Members

No comments were provided.

b. Comments from the Board Members

Chair Blaker-Glass stated that Board Member Anna Orlando resigned from the Historic District Review Board.

5. Adjournment

There being no further business, and without objection, the March 6, 2024, Historic District Review Board work session adjourned at 9:05 p.m.



**HERNDON HISTORIC DISTRICT REVIEW BOARD
Regular Meeting Minutes
Wednesday, March 20, 2024**

1. Call to Order

The Historic District Review Board met a regular meeting on Wednesday, March 20, 2024, at 7:01 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Lauren Edmondson, Melody Fetske, Amy Oleinick, William Savage, and Vice Chair Eric Boll. Chair Leslie Blaker-Glass was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

Vice Chair Burke called the meeting to order at 7:01 p.m. and stated that five members of the Historic District Review Board were present which constituted a quorum.

2. Approval of Minutes

a. January 3, 2024, Historic District Review Board Work Session Minutes

b. January 17, 2024, Historic District Review Board Regular Meeting Minutes

Board Member Fetske motioned to approve the January 3 Historic District Review Board work session, and the January 17, 2024, Historic District Review Board regular meeting minutes.

Motion seconded by Board Member Oleinick.

The question was called on the motion, which was carried by a 5 - 0 roll call vote.

The vote was Board Members Edmondson, Fetske, Oleinick, Savage, and Vice Chair Boll voting "Aye."

Chair Blaker-Glass was absent from the vote.

3. Comments

a. Comments from Staff Members

Ms. Himes provided a comment regarding an event with the Virginia Department of Historic Resources. Staff is seeking input from the board members on preferences for a date and time for the event. Board members provided input.

Ms. Sigler provided an update on legislative initiatives. Staff worked with Delegate Shin on HB 914 which allows localities with a historic district to pass an ordinance to provide tax benefits to residents in the historic district.

b. Comments from Board Members

No comments were provided.

c. Comments from Citizens

No comments were provided.

4. Public Hearings

Ms. Himes stated that notices of the public hearing for the application were duly advertised in the March 8 and March 15, 2024, issues of the Fairfax County Times Newspapers. Certificates of Publication from the editor of the Fairfax County Times Newspapers will be entered into the record upon receipt.

a. Application for Facade Modification, HDRB #24-001, to consider an application for a Certificate of Appropriateness for modifications to the front facade of the commercial property located at 722 and 724 Pine Street, Herndon, Virginia.

Vice Chair Boll opened the public hearing and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff presentation dated March 20, 2024, which is on file with the Department of Community Development.

Staff provided proposed conditions of approval as requested by the board and in accordance with the draft resolution.

There was discussion among the board members and staff on this item, including:

- (1) If the applicant wished to change the color in the future, would they need to have a discussion with staff before doing so?
- (2) Modification to condition #3 that the color of the front facade will contrast with the cinderblock or sides of the building.

Vice Chair Boll invited the applicant to provide comment.

The applicant Homeyra Darugar was present and provided brief comments.

The applicant asked for clarification on what maintenance would need to be done before painting. Vice Chair Boll stated that the brick would need to be repointed. Ms. Himes provided additional clarification and stated that she would email the applicant additional information. Board member Fetske re-iterated that the brick repair needed to be completed by a professional mason.

Vice Chair Boll recognized members of the public to provide comments.

No comments were offered.

Vice Chair Boll closed the public hearing and moved to the board level for discussion.

Board member Fetske motioned to approve HDRB #24-001 in accordance with the draft resolution with the additional language added to condition #3 that after front facade, delete the period, and add "with a color to contrast with the existing color on sides of the building."

Board member Oleinick recommend further amending condition #3 to remove "existing."

Board member Fetske agree to modify and restated the motion to approve HDRB #24-001 with the phrase added to condition #3 to read, "with a color to contrast the color on sides of the building."

Motion seconded by board member Oleinick.

The question was called on the motion, which was carried by a 5 - 0 roll call vote.

The vote was: Board members Edmondson, Fetske, Oleinick, Savage, and Vice Chair Boll voting "Aye."

Chair Blaker-Glass was absent from the vote.

5. Adjournment

There being no further business, and without objection, the March 20, 2024, Historic District Review Board regular meeting was adjourned at 7:34 p.m.

Agenda Item: HDRB #24-002 Grace Street Setback Reduction

Meeting Date: May 15, 2024

Category: Public Hearings

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

This application is a request for a reduction in required setbacks for a vacant lot on the corner of Grace and Vine Streets.

Background:

Following the work session, the applicant provided staff with an updated plat which addressed staff's comments regarding the proper setback for the garage, and included the porch shown in the massing study on the plat. With the inclusion of the porch, the applicant has amended their requested setback reduction along Grace Street from 28 feet to 24 feet. The change in setback reduction to 24 feet for the Grace Street frontage is still within the range of distances between the public right-of-way and existing contributing structures along Grace Street.

The notices for public hearing were duly advertised in the *Fairfax County Times Newspapers* in the May 3 and 10, 2024, editions.

Budget Impact:

n/a

Recommendation:

Staff is recommending approval with the following conditions:

1. The primary front setback along Grace Street shall be reduced from 35 feet to 24 feet and the secondary front setback along Vine Street shall be reduced from 35 feet to 28 feet.
2. A single-family detached house on the property shall be designed so that the architectural front faces Grace Street and the garage is detached and faces Vine Street.
3. A single-family detached house on the property shall be designed with an overall height that is compatible with the nearby contributing houses and that is appropriate for the architectural style of the house.
4. A single-family detached house on the property shall be designed with a front porch facing Grace Street.

5. This approval for a setback reduction does not in any way override other zoning ordinance regulations such as, but not limited to, the minimum separation between accessory and primary structures, maximum lot coverage, and maximum building coverage.

Attachments:

1. Staff Memo
2. Resolution (Proposed)
3. Updated Plat
4. Updated Massing Study
5. Legal Ad

STAFF MEMO

Agenda Item: HDRB #24-002, Application for a reduction in required front setbacks.

Meeting Date: May 15, 2024

Staff Contact: Tamsin Himes, Lead Planner – Development and Design

Case update:

This memo is an addendum to the staff report dated May 1, 2024, for the above-referenced case.

Following the work session, the applicant provided staff with an updated plat which addressed staff's comments regarding the proper setback for the garage and included the porch shown in the massing study on the plat. With the inclusion of the porch, the applicant has amended their requested setback reduction along Grace Street from 28 feet to 24 feet. The change in setback reduction to 24 feet for the Grace Street frontage is still within the range of distances between the public right-of-way and existing contributing structures along Grace Street.

Along the southern (Vine Street facing) elevation, the bumped-out bay, according to the applicant, does not encroach into the requested 28 feet setback.

The applicant also provided an updated massing study which includes modifications to some components of the house massing, notably the roof form and usage of dormers. It is unclear whether these updates were intended as a response to the staff comments and the discussion at the work session. Staff's comments regarding the massing study and the issues brought to the Board's attention in the staff report are still applicable to the updated massing study.

Historic District Review Board Alternatives:

1. Resolution to deny the application.
2. Resolution to approve the application as submitted.
3. Resolution to approve with condition(s).
4. Motion to continue the review of this item to a future public hearing.

Staff Recommendation:

Staff is recommending approval with the following conditions:

- 1) The primary front setback along Grace Street shall be reduced from 35 feet to 24 feet and the secondary front setback along Vine Street shall be reduced from 35 feet to 28 feet.
- 2) A single family detached house on the property shall be designed so that the architectural front faces Grace Street and the garage is detached and faces Vine Street.
- 3) A single family detached house on the property shall be designed with an overall height that is compatible with the nearby contributing houses and that is appropriate for the architectural style of the house.
- 4) A single family detached house on the property shall be designed with a front porch facing Grace Street.
- 5) This approval for a setback reduction does not in any way override other zoning ordinance regulations such as, but not limited to, the minimum separation between accessory and primary structures, maximum lot coverage, and maximum building coverage.

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

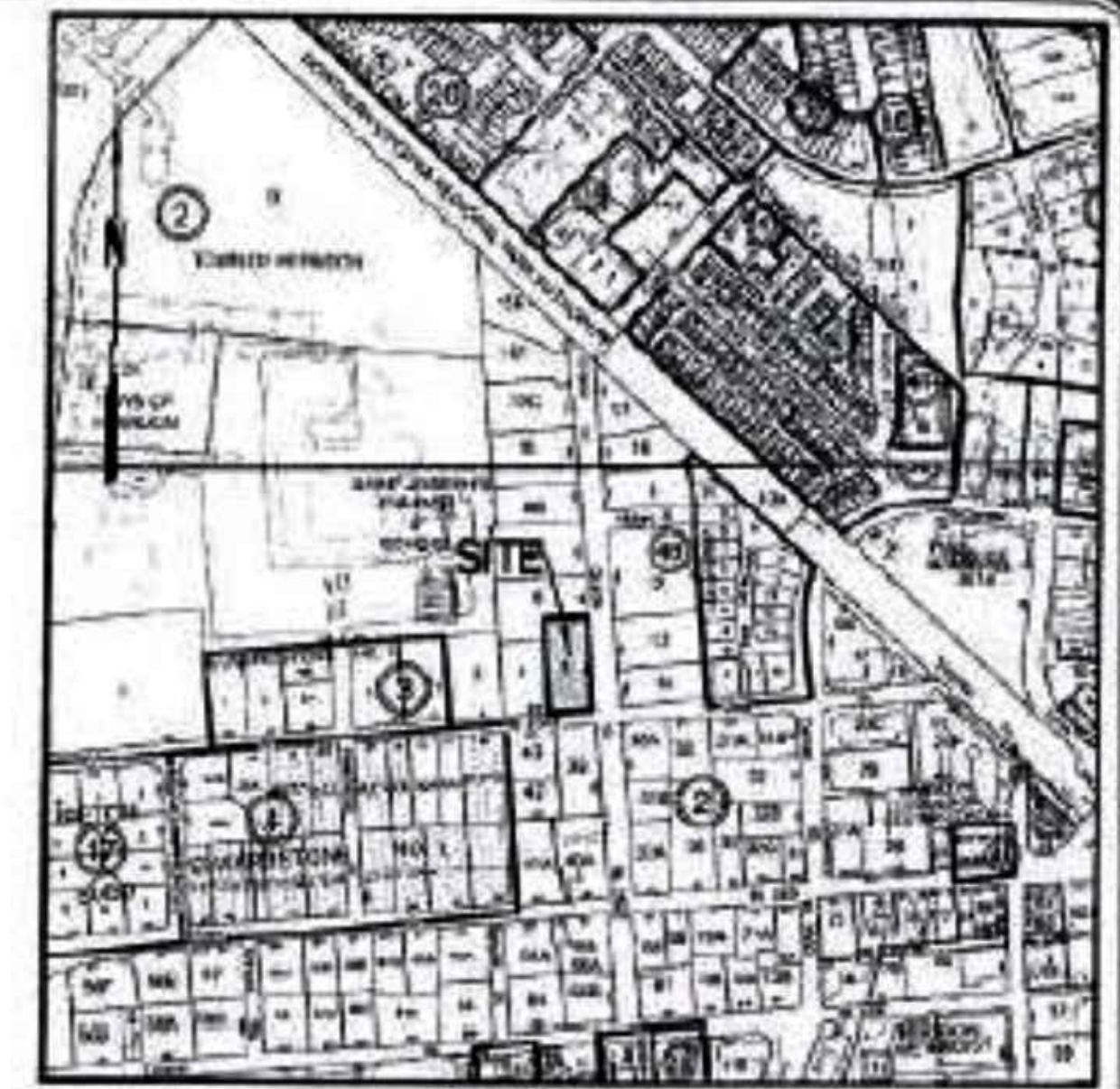
RESOLUTION

MAY 15, 2024

Resolution- to approve HDRB #24-002, for a reduction of the required front and secondary front yard building setbacks from 35 feet to 28 feet and 24 feet respectively, in accordance with Sec. 78-60.3(e) of the Herndon District Overlay, on the vacant lot located on the northwest corner of the Grace Street/Vine Street intersection further identified as Fairfax County Tax Map 0162 02 0005A.

BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

1. The Historic District Review Board approves HDRB #24-002, for a reduction of the required front and secondary front setbacks at a vacant lot located on the northwest corner of the Grace Street/Vine Street intersection in Herndon, Virginia, and further identified as Fairfax County Tax Map 0162 02 0005A in substantial conformance with the information shown in the case materials reviewed by the HDRB at the May 15, 2024, public hearing, and finds that the reduction in setbacks when subject to the below-stated conditions, shall cause the future structure to be more compatible with the nearby contributing structures:
 - a. The primary front setback along Grace Street shall be reduced from 35 feet to 24 feet and the secondary front setback along Vine Street shall be reduced from 35 feet to 28 feet.
 - b. A single-family detached house on the property shall be designed so that the architectural front faces Grace Street and the garage is detached and faces Vine Street.
 - c. A single-family detached house on the property shall be designed with an overall height that is compatible with the nearby contributing houses and that is appropriate for the architectural style of the house.
 - d. A single-family detached house on the property shall be designed with a front porch facing Grace Street.
 - e. This approval for a setback reduction does not in any way override other zoning ordinance regulations such as, but not limited to, the minimum separation between accessory and primary structures, maximum lot coverage, and maximum building coverage.



VICINITY MAP
SCALE: 1"=500'

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON PARCEL 16-2-02-0005 AND IS NOW IN THE NAME OF JOHN L. DUDZINSKY AS RECORDED IN DEED BOOK 23844 AT PAGE 138 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. ZONE: R-10
3. TITLE REPORT PROVIDED BY HIGHLAND TITLE & ESCROW
FILE NO. 18254, DATED: AUGUST 25, 2016 AT 8:00 A.M.
(NO EXCEPTIONS)
4. BOUNDARY SURVEY BY THIS FIRM.
5. F.E.N.A. / F.A.R.M. FLOOD DATA: COMMUNITY NO: 81058C
H & I PANEL NO: 0110 E
FLOOD ZONE: X
EFFECTIVE: SEPTEMBER 17, 2010
6. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS OF THE TOWN REMAIN IN FULL FORCE AND AFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.

DAVID T. CURRIN
Surveyor
6/14/17
C.D.C.

1st SUBMISSION
TP# 17-12 (P)

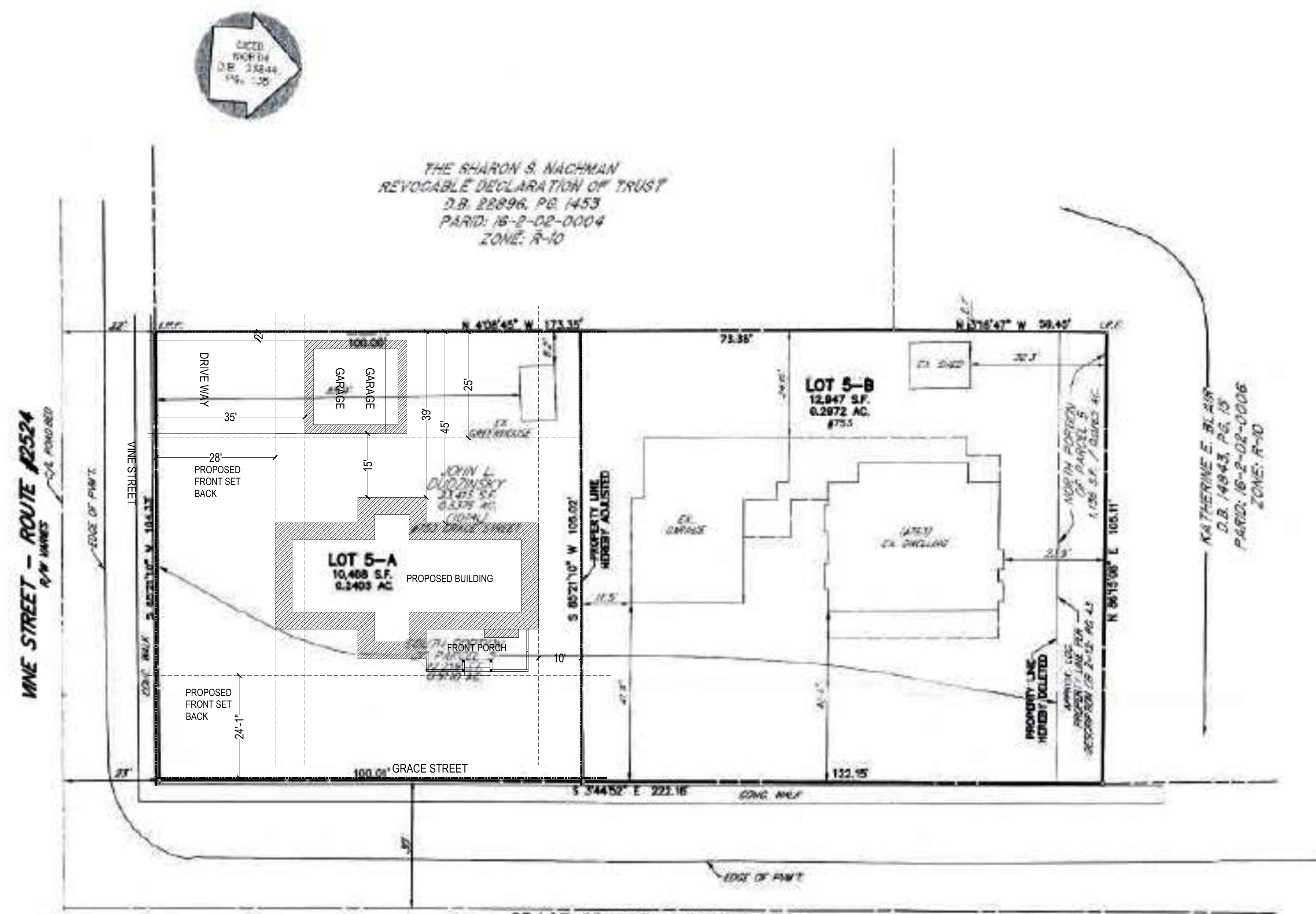
PLAT APPROVED BY THE
TOWN OF HERNDON, VIRGINIA
APPROVED: 3-22-18
BY: [Signature]
ATTEST: [Signature]
TOWN CLERK

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
OF PROPERTY OF
JOHN L. DUDZINSKY
PARID: 16-2-02-0005
DEED BOOK 23844, PAGE 138
TOWN OF HERNDON, VIRGINIA
SCALE: 1" = 20' DATE: 1-11-2017

SHEET 1 OF 1



TRI-TEK ENGINEERING
CIVIL • ENVIRONMENTAL • LAND PLANNING • SURVEYING
a professional corporation
2503 Center Street, Suite 300
Herndon, Virginia 20170-5008 (703) 481-9990

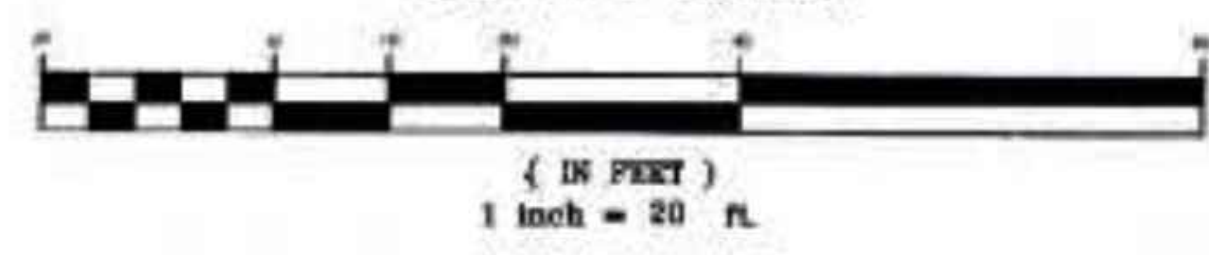


GRACE STREET - ROUTE #2502
60' R/W PER 1978 HERNDON P.O. PLAT
IN N.P.R.B. BOOK, PAGE 14

OWNER'S CONSENT

THE LOT LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY
JOHN L. DUDZINSKY
NAME: [Signature] DATE: 3/2/18

GRAPHIC SCALE



AREA TABULATION

EXISTING LOTS	ADJUSTED LOTS
NORTH PORTION OF PARCEL 5 - 1,196 S.F. OR 0.0265 AC.	LOT 5-A - 10,468 S.F. OR 0.2403 AC.
SOUTH PORTION OF PARCEL 5 - 22,259 S.F. OR 0.5110 AC.	LOT 5-B - 12,947 S.F. OR 0.2972 AC.
PARID: 16-2-02-0005 TOTAL = 23,415 S.F. OR 0.5375 AC.	TOTAL = 23,415 S.F. OR 0.5375 AC.

SURVEYOR'S CERTIFICATE:

I, DAVID T. CURRIN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCEL OF LAND SHOWN HEREON; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE; THAT IT IS THE SAME LAND AS CONVEYED TO THE JOHN L. DUDZINSKY AS RECORDED IN DEED BOOK 23844 AT PAGE 138 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; THAT THIS BOUNDARY LINE ADJUSTMENT IS WITHIN THE BOUNDS THEREOF.

[Signature]
DAVID T. CURRIN, L.S. NO. 1998 DATE: 6/14/17



PROJECT / DRAWING SET NAME

DESIGNER

ARMIN ETTEHADI

571-748-9258

noor.architecture.studio@gmail.com

CLIENT / OWNER

MUJTABA MUJAHID

703-338-2486

Mmmujahid@yahoo.com

PROJECT DIRECTORY

ISSUED FOR PRESENTATION

V1

5 MAY 2024

N INDICATES NEW SHEET

R INDICATES REVISED SHEET

E INDICATES EXISTING SHEET WITH NO CHANGES

D INDICATES DELETED SHEET

G0-01	COVER SHEET	N			
AZ1-01.c	ZONING ANALYSIS - OPTION C	N			
AP1-02.c	PROPOSED FLOOR PLAN OPTION C	N			
AP2-01.c	ELEVATION - OPTION C	N			
A9-01.c	3D VIEW - OPTION C	N			
A9-02.c	3D VIEW - OPTION C	N			
A9-03.c	3D VIEW - OPTION C	N			
A9-04.c	3D VIEW - OPTION C	N			
A9-05.c	3D VIEW - OPTION C	N			
A9-06.c	3D VIEW - OPTION C	N			
A9-07.c	3D VIEW - OPTION C	N			
A9-08.c	3D VIEW - OPTION C	N			



PROJECT LOCATION

N.T.S

SCOPE OF WORK

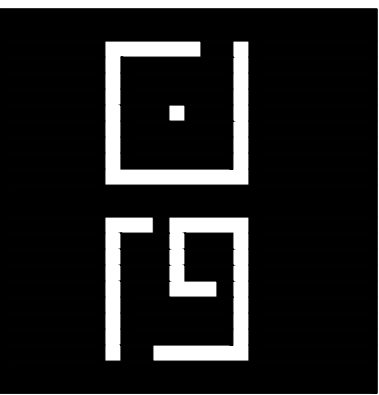
1. BUILD A NEW DETACHED SINGLE FAMILY HOUSE IN A VACANT LOT .
2. RUN NEW MECHANICAL ,ELECTRICAL ,PLUMBING AND FIRE SPRINKLER SYSTEM.

SCOPE OF WORK

OPTION D

SHEETS INDEX

SCALE : 1/4" = 1' 1:48



NOOR
ARCHITECTURE

DESIGNER:

ARMIN ETTEHADI

CELL: 571-748-9258

NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :

MUJAHID
RESIDENCE

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170

SQ : 0162

SUFFIX : 02

LOT : 5A

VERSION:

ISSUED FOR PRESENTATION V1 23 JAN 2024

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LAST UPDATED BY : AE 23 JAN 2024

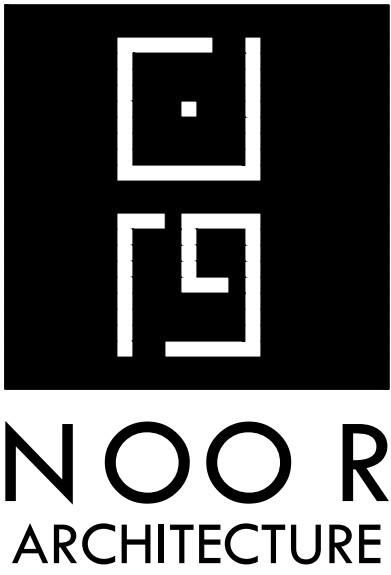
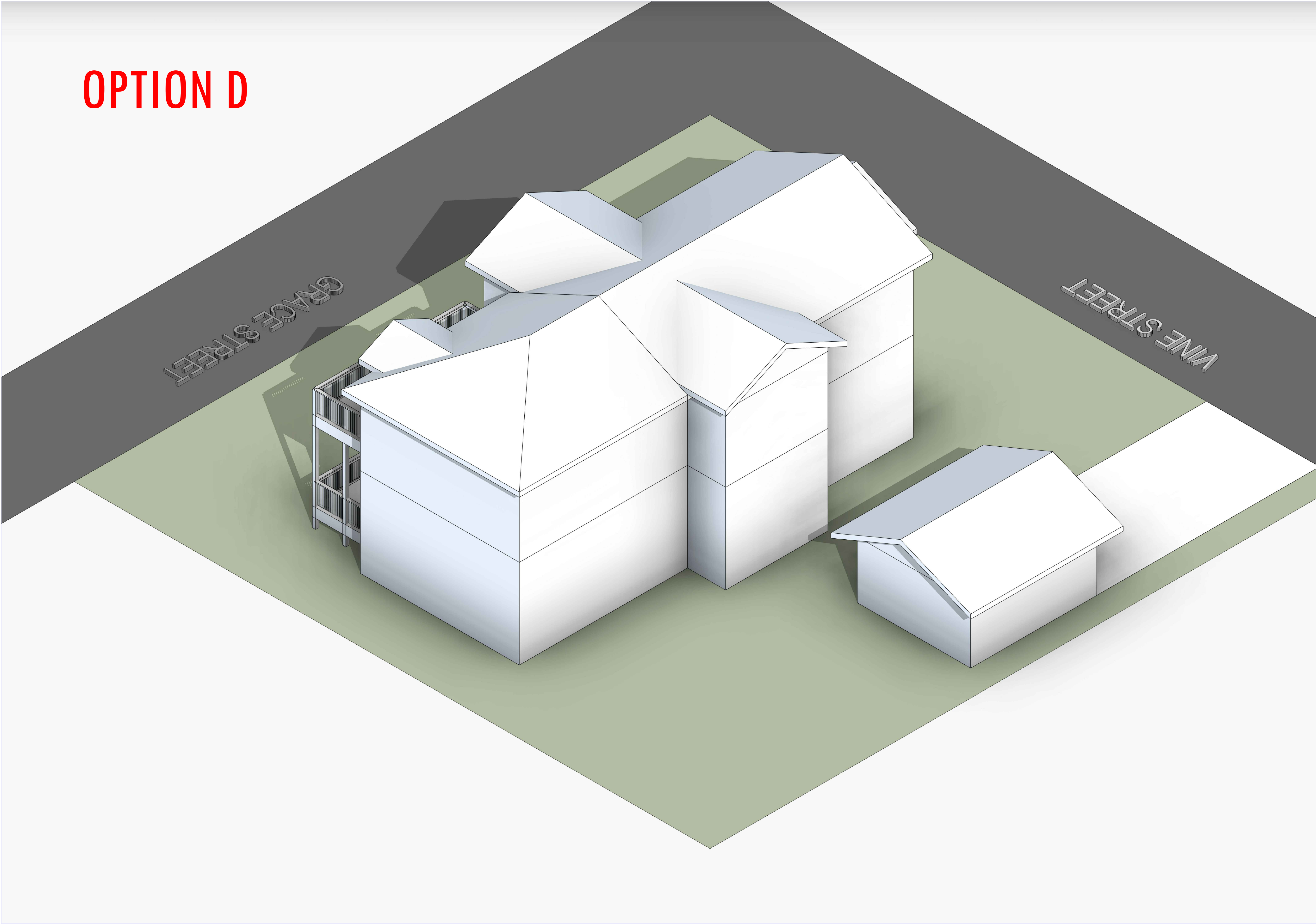
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COVER SHEET

SHEET No :

G0-01

OPTION D



DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9259
NOOR.ARCHITECTURESTUDIO@GMAIL.COM

PROJECT :
**MUJAHID
RESIDENCE**

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:
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LAST UPDATED BY: AE 23 JAN 2024

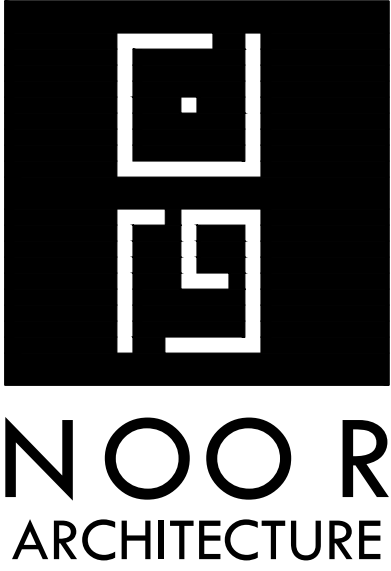
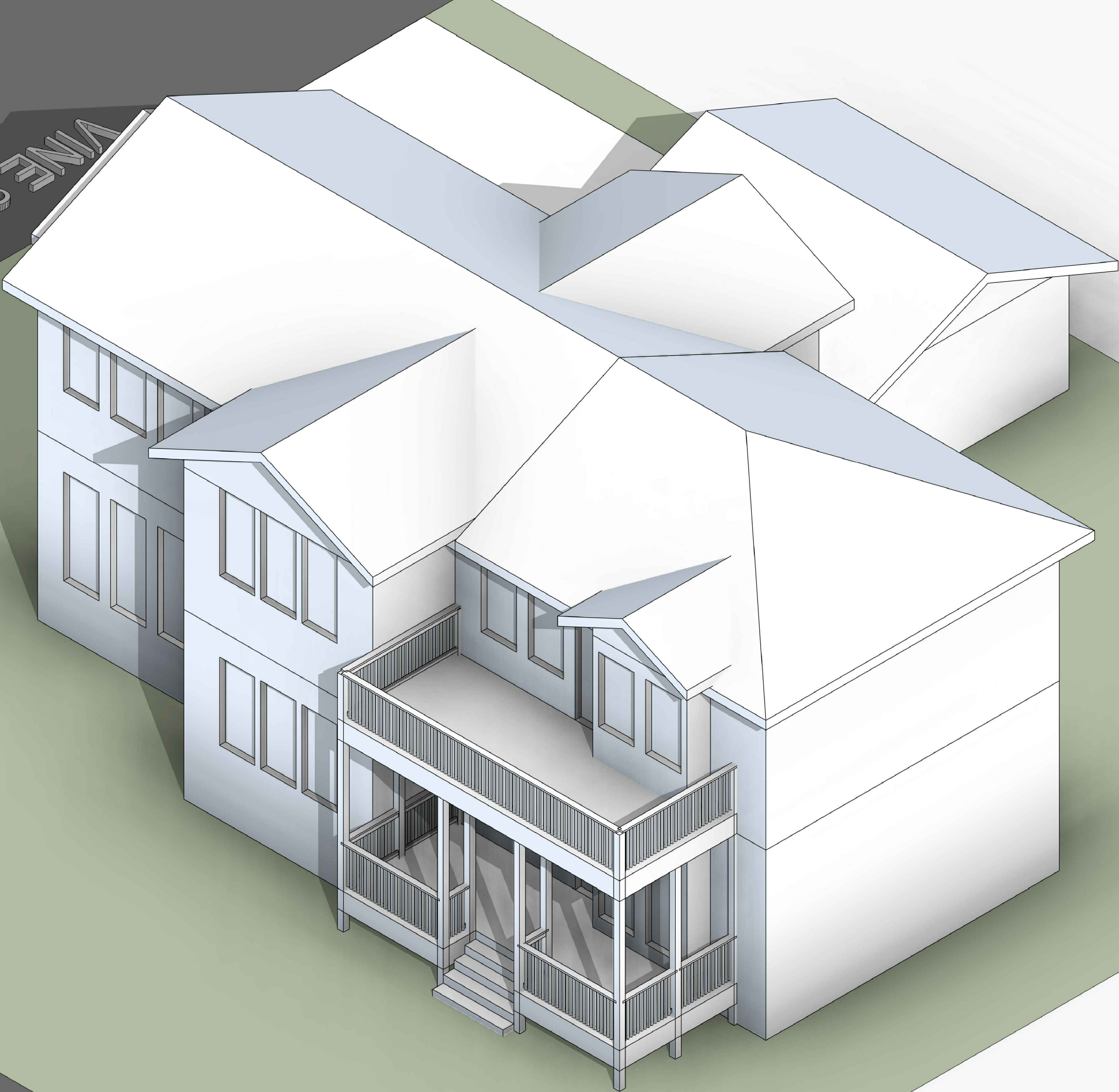
SHEET NAME:
**3D VIEWS
OPTION D**

SHEET No :
A9-01.d

OPTION D

VINE STREET

GRACE STREET



DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9259
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :

MUJAHID
RESIDENCE

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:

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LAST UPDATED BY :	AE	23 JAN 2024

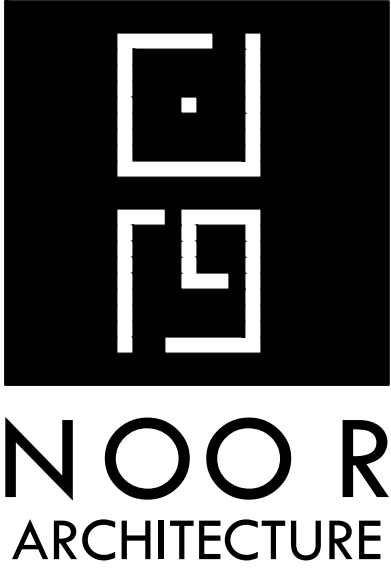
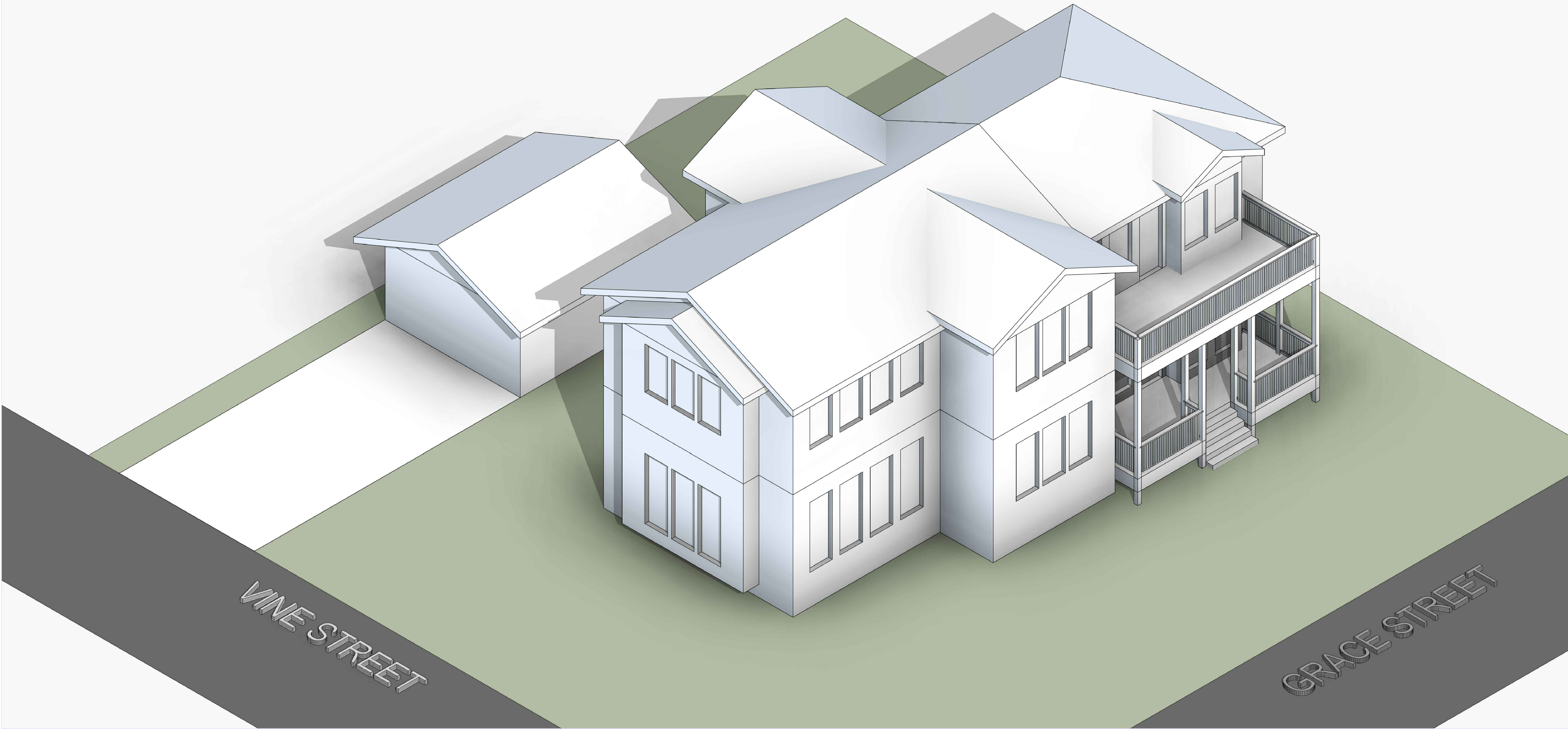
SHEET NAME:

3D VIEWS
OPTION D

SHEET No :

A9-02.d

OPTION D



DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9258
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :
**MUJAHID
RESIDENCE**

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
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LOT : 5A

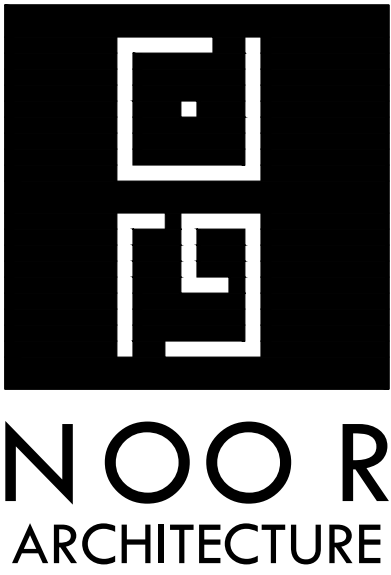
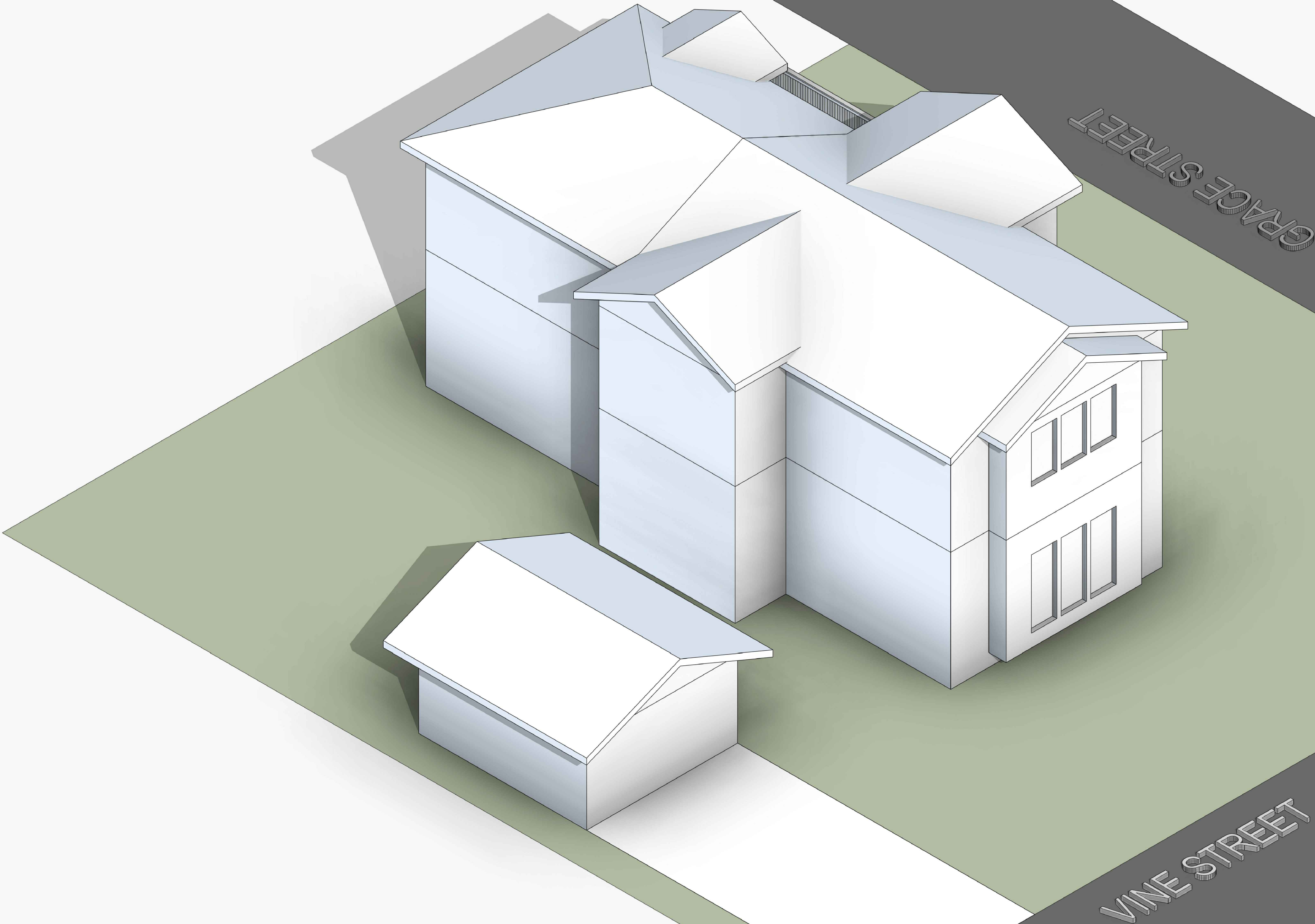
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LAST UPDATED BY :	AE	23 JAN 2024

SHEET NAME:
**3D VIEWS
OPTION D**

SHEET No :
A9-03.d

OPTION D



DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9258
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :
**MUJAHID
RESIDENCE**

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HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

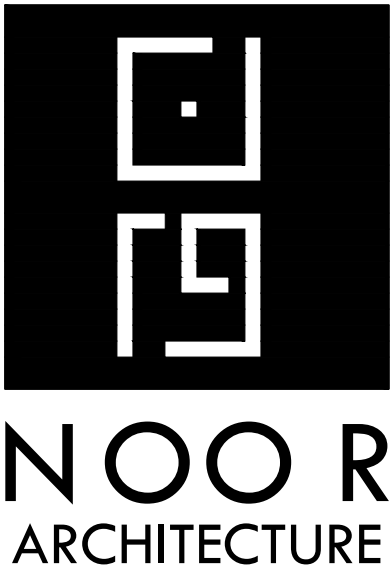
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**3D VIEWS
OPTION D**

SHEET No :

A9-04.d

OPTION D



DESIGNER:
ARMIN ETTEHADI

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PROJECT :
**MUJAHID
RESIDENCE**

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

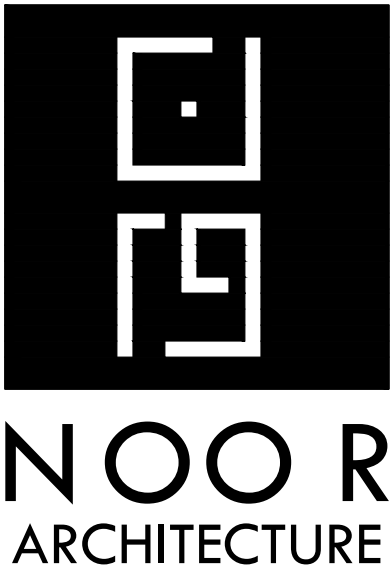
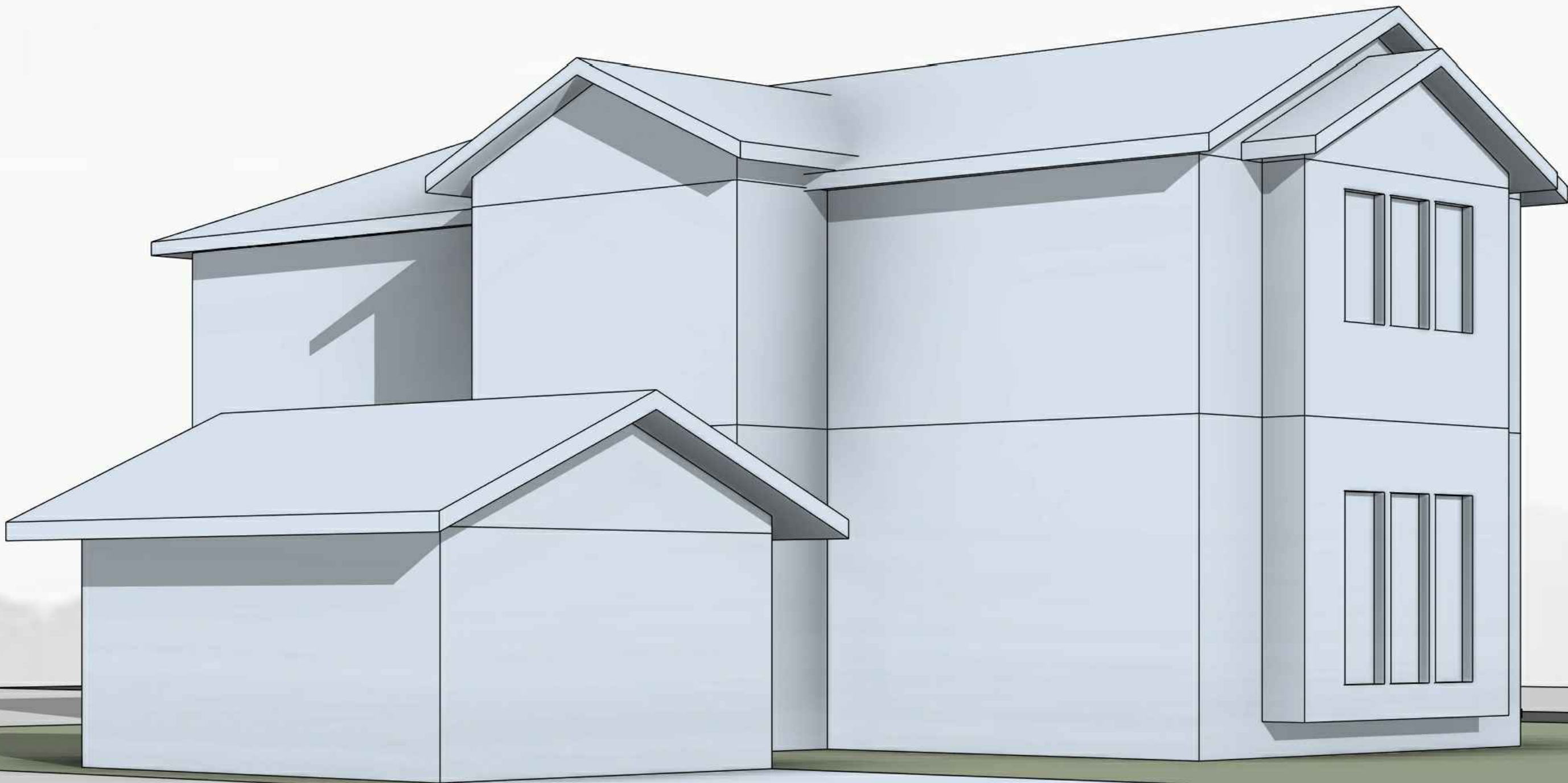
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OPTION D**

SHEET No :

A9-05.d

OPTION D



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PROJECT :
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RESIDENCE**

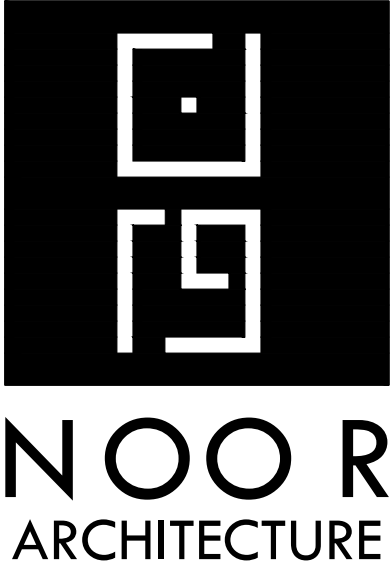
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HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:
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LAST UPDATED BY: AE 23 JAN 2024

SHEET NAME:
**3D VIEWS
OPTION D**

SHEET No :
A9-06.d

OPTION D



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PROJECT :
**MUJAHID
RESIDENCE**

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

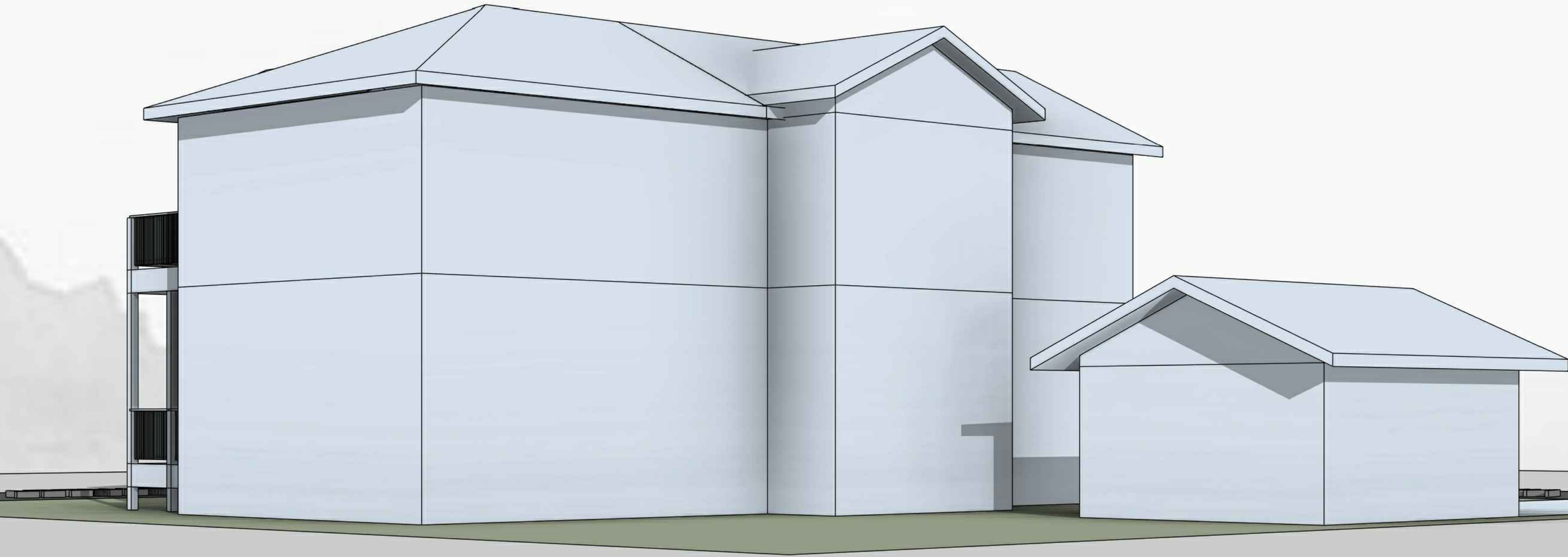
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SHEET NAME:
**3D VIEWS
OPTION D**

SHEET No :

A9-07.d

OPTION D



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PROJECT :
**MUJAHID
RESIDENCE**

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:

ISSUED FOR PRESENTATION	V1	23 JAN 2024
SHEET GENERATED BY (ON)	AE	23 JAN 2024
LAST UPDATED BY :	AE	23 JAN 2024

SHEET NAME:
**3D VIEWS
OPTION D**

SHEET No :
A9-08.d

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Historic District Review Board (HDRB)** of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, May 15, 2024, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

APPLICATION FOR A REDUCTION IN SETBACK, HDRB #24-002, to consider an application for a reduction of the required front and secondary front yard building setbacks from 35 feet to not less than 20 feet, in accordance with Sec. 78-60.3(e) of the Historic District Overlay, on the property identified as Fairfax County Tax Map 0162 02 0005A located in the northwest quadrant of the intersection of Grace Street and Vine Street, and further identified as Fairfax County Tax Map 0162 02 0005A. The property is vacant with no assigned street address, is zoned R-10, Residential Single Family -10 District, and consists of approximately 10,468 square feet of land. Owner: HYD, LLC. Applicant: Armin Ettehadi.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions and may also submit comments to hdrb.arb@herndon-va.gov. The proposed item is available for review by the public on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Kirstyn Barr Jovanovich, Town Clerk

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Note to Publisher:

Publish on May 3/May 10, 2024