



BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Thursday, August 28, 2025 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. January 23, 2025, Board of Zoning Appeals Regular Meeting Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the 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 Hearing

- a. **BOARD OF ZONING APPEALS, BZA #25-004, 1008 Van Buren Street**, to seek a variance from section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and renovation of a legally nonconforming structure that is located 9'10" in the required 45-foot secondary front setback and 4'3" in the required 15-foot side yard setback.

5. Adjournment



**Board of Zoning Appeals
Regular Meeting
Agenda Item 2.a.**

Agenda Item: January 23, 2025, Board of Zoning Appeals Regular Meeting Minutes

Meeting Date: August 28, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the January 23, 2025, Board of Zoning Appeals regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 01.23.2025 Board of Zoning Appeal Regular Meeting Minutes

HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, January 23, 2025

1. Call to Order

Chair Pierce called the January 23, 2025, Board of Zoning Appeals regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Stephen Mundt, Vice Chair Stevan Porter, and Chair Cari Lyn Pierce.

Board Member Stephanie Frye was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; David Stromberg, Zoning Administrator; and Collin J. Okoniewski, Planning Operations Manager.

Chair Pierce determined there was a quorum of three members present.

2. Organizational Meeting

a. Election of Officers

Chair Pierce called on Deputy Town Attorney Lauri Sigler to provide a brief summary on the Election of Officer process as it related to the Board of Zoning Appeals.

Ms. Sigler provided her explanation and answered questions from the Board.

Chair

Chair Pierce called for a motion to nominate the Chair for the Board of Zoning Appeals

Vice Chair Porter nominated Cari Lyn Pierce as Chair for a one-year term effective January 25, 2024.

Motion seconded by Board member Mundt.

Chair Pierce called for a discussion on the motion.

The question was called on the motion, which was carried by a 3 - 0 roll call vote. The vote was: Board Members Mundt, Vice Chair Porter, and Chair Pierce voting "Aye."

Vice Chair

Board member Mundt motioned to nominate Stevan Porter as Vice Chair for a one year term effective January 25, 2024.

Motion seconded by Chair Pierce.

Chair Pierce called for a discussion on the motion.

The question was called on the motion, which was carried by a 2-0 roll call vote. The vote was: Board Members Mundt and Chair Pierce voting "Aye." Vice Chair Porter abstained.

Secretary

Board member Mundt motioned to designate the Zoning Administrator or their designee as Secretary for a one year term effective January 25, 2024.

Motion seconded by Vice Chair Porter .

Chair Pierce called for a discussion on the motion.

The question was called on the motion, which was carried by a 3-0 roll call vote. The vote was: Board Members Mundt, Vice Chair Porter, and Chair Pierce voting "Aye."

Parliamentarian

Vice Chair Porter motioned to designate the Town Attorney or their designee as Parliamentarian for a one year term effective January 25, 2024.

Motion seconded by Board member Mundt.

Chair Pierce called for a discussion on the motion.

The question was called on the motion, which was carried by a 3-0 roll call vote. The vote was: Board Members Mundt, Vice Chair Porter, and Chair Pierce voting "Aye."

3. Approval of Minutes

Board Member Mundt called out an amendment to be made to the November 21, 2024 minutes. The vote to approve the October 24, 2024 meeting minutes was reflected as a vote of 7-0 and should be correct to 3-0.

Staff acknowledged the error and stated a correction would be made.

Board Member Mundt motioned to approve the November 21, 2024, Board of Zoning Appeals regular meeting minutes with the amendment. Motion seconded by Vice Chair Porter. The question was called on the motion, which was approved by a 3-0 roll call vote. Board Members Mundt, Vice Chair Porter, and Chair Pierce voted "Aye."

a. November 21, 2024, Board of Zoning Appeals Regular Meeting

4. Comments

a. Comments from the Staff Members

David Stromberg provided a brief comment surrounding the vacancy on the Board.

b. Comments from the Board Members

Board Member Porter encouraged anyone watching at home to apply to fill the vacancy on the Board.

c. Comments from Citizens

There were no members of the public present.

5. Public Hearings

a. Board of Zoning Appeals, BZA #24-006, 801 2nd Street, to seek a variance from Section 78-30.1(g), R-15 Dimensional Standards, to request a reduction of the required 45-foot secondary front yard setback (along Grant Street) on a corner lot to 35 feet.

[NOTE: The applicant has requested that this application be withdrawn. The Board will need to vote on whether or not to approve the request for withdrawal.]

Certifications of Publications from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing item were duly advertised in the September 6 and September 13, 2024, issues.

Chair Pierce opened the public hearing and called on the Clerk to administer the oath for the Zoning Administrator. Mr. Okoniewski administered the oath to Mr. Stromberg.

Mr. Stromberg stated Steven Mitchell, owner of the property at 801 2nd Street, sent an email to the Zoning Administrator January 15, 2025, requesting that application BZA #24-006 for a variance from Section 78-30.1(g) be withdrawn. Since the legal notice of the public hearing for the application has already been advertised, in accordance with Town Zoning Ordinance Sec. 78-152.6(b)(3) the Board needs to take action and vote on whether to approve the applicants request for a deferral.

Following the statement Chair Pierce opened the floor to questions from Board members. Board member Mundt inquired as to whether or not the Board needed to take any additional action on other items that were laid out by the applicant in the request for withdrawal. Mr. Stromberg stated that those additional action items are handled by the Zoning Administrators office and not the Board of Zoning Appeals.

Chair Pierce stated that the applicant was not present to address the Board, nor were there any members of the public to provide public comment on this item.

Chair Pierce closed the public hearing.

Chair Pierce made a point of clarification on the process if the Board of Zoning Appeals chose to deny the withdrawal request from the applicant. Ms. Sigler provided a response as to the steps the Board could take if the withdrawal was denied.

Vice Chair Porter made a motion to approve the withdrawal of BZA #24-006. The motion was seconded by Board Member Mundt. The question was called on the motion, which was approved by a 3-0 roll call vote. Board member Mundt, Vice Chair Porter, and Chair Pierce voted "Aye."

6. Adjournment

There being no further business, and without objection, the January 23, 2025, Board of Zoning Appeals regular meeting was adjourned at 7:13 p.m.

Agenda Item: BOARD OF ZONING APPEALS, BZA #25-004, 1008 Van Buren Street, to seek a variance from section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and renovation of a legally nonconforming structure that is located 9’10” in the required 45-foot secondary front setback and 4’3” in the required 15-foot side yard setback.

Meeting Date: August 28, 2025

Category: Public Hearing

Prepared by: David Stromberg, Zoning Administrator

Description:

The 20,000 square-foot lot contains an existing single family residence that was constructed in 1954. The structure predates the existing zoning ordinance requirements and has legal nonconforming status. Section 78-160.3(e) of the Herndon Zoning Ordinance contains strict provisions that limit the amount of change permitted to legally nonconforming structures. Changes to the nonconforming portions of the structure are limited to repairs and similar nonstructural changes. The side of the structure facing 2nd Street is set back 34.6 feet and the requirement in R-15 is 45 feet. The side of the structure facing 1006 Van Buren Street is set back 10.8 feet from the property line and the requirement in R-15 is 15 feet. The proposal by the applicant will not increase the footprint of the nonconformity, but will increase the intensity of the nonconformity by increasing the height of the portions of the nonconforming structure by approximately 2 feet.

Background:

The applicants originally contacted the town in 2023 with a proposal to demolish the existing house and construct a new single family residence. The applicants revised their proposal in 2024 with the intent of preserving the existing structure. As the applicants refined their design, they requested to increase the height of the foundation wall by approximately two feet, thus necessitating an approved variance in order to move forward with the proposed design.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

The variance application meets the criteria of Section 78-155.4(d)(1) of the Herndon

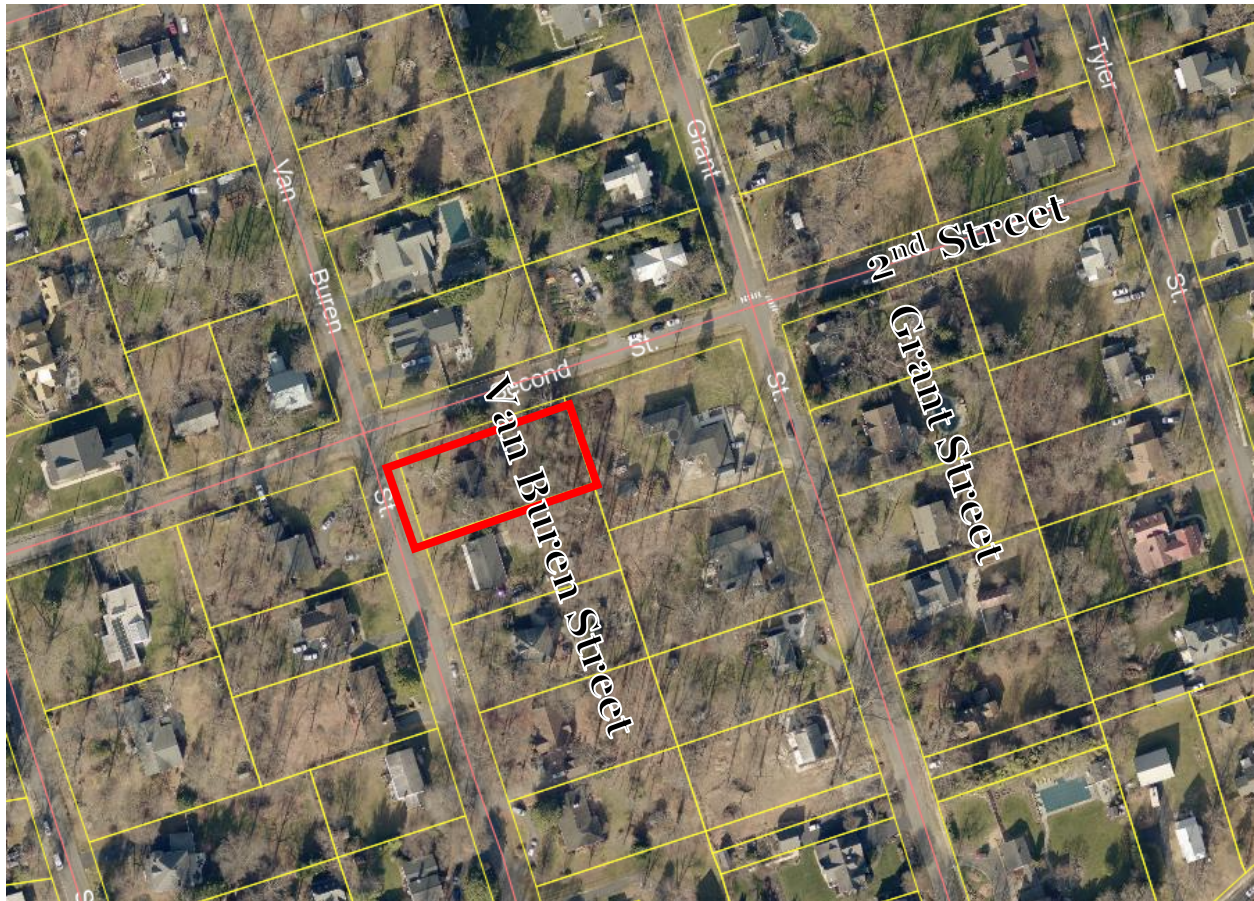
Zoning Ordinance and should be approved with the following two conditions:

1. The portions of the structure that are encroaching in the setback shall not contain a second story.
2. The variance shall become null and void if the existing house is fully demolished.

Attachments:

1. Staff Report
2. Resolution for Approval (Proposed)
3. Resolution for Denial (Proposed)
4. Application for Variance
5. Statement of Support
6. Existing Structure with Zoning Setbacks
7. Proposed Site Plan
8. Proposed Floor Plan
9. Proposed Exterior Elevations
10. Proposed Views
11. Existing Grade Photos
12. Proposed Detail at Existing Foundation
13. Building Height Computations
14. May 2, 2024, Herndon Pre-Application Meeting Minutes
15. Legal Ad

Location Map:



Background & Site Description:

Site Description

The property is part of the subdivision entitled, D. Van Vleck’s Addition to the Town of Herndon, Fairfax County, Virginia, that was recorded in 1895.

The 20,000 square-foot lot is located at the southeast corner of Van Buren Street and Second Street. The lot is rectangular in shape, measuring 100 feet along Van Buren Street and 200 feet along Second Street. There is an existing single family house that was constructed in 1954. The property is not located within the town’s Historic District Overlay.

All properties that abut and are across the street from the subject property contain a single family residence.

Case Details & Proposal:

The applicant is planning to renovate and expand the existing house. The proposed expansion towards the front and rear of the house are within the required front and rear setbacks and do not require a variance. Portions of the existing house encroach into the secondary front setback and the side setback. The house was constructed prior to the existing R-15 zoning requirements, making the portions of the house within the setback legally nonconforming.

The proposal does not increase the footprint of the legally nonconforming portions of the house that are currently within the setbacks, but the proposal does increase the height of the portions within the setbacks by approximately two feet. The applicant states that the increase in height is required to remediate drainage problems and preserve existing trees.

Staff Analysis:

Zoning Ordinance Compliance

Section 78-160.3(e) Specific provisions for changes to nonconforming structures. Permitted changes to nonconforming structures shall be subject to the following specific provisions:

- 1) *Repairs.* A nonconforming structure may be repaired, provided that such repair constitutes only routine maintenance **necessary to keep the structure in the same general condition** it was in when it became nonconforming. Inherently unsafe nonconforming structure may be restored or replaced, where otherwise allowed by law.
- 2) *Minor alterations.* Minor alterations, cosmetic modifications, interior renovations, and similar **nonstructural changes** may be permitted subject to the following standards:
 - a. Such changes shall not increase the land area occupied by any aspect of the nonconforming use, and shall not increase the gross floor area of any structure that is the site of a nonconforming use; and
 - b. Such construction shall meet all current requirements of this chapter.
- 3) *Expansion and other alterations.* A nonconforming structure may expand or be altered only in conformance with the following provisions:
 - a. A nonconforming structure may be enlarged, extended, reconstructed, altered or structurally altered in ways that do not **increase or intensify the elements of nonconformity**, under the

procedures of [section 78-155.8](#) or [section 78-150.6\(e\)](#) or if applicable, [section 78-155.6](#) of this chapter.

Zoning provisions regulate the location of structures on property in three dimensions. The proposal increases the elements of the nonconformity by increasing the height of the areas that encroach into the setback.

Variance Request – to allow the alteration and renovation of a legally nonconforming structure that is located 9’10” in the required 45-foot secondary front setback and 4’3” in the side setback.

Criteria from Section 78-155.4(d)(1) – Variances	Meets or Does not Meet	Why the application meets or does not meet the criteria of Section 78-155.4(d)(1)
Strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon.	Meets	Granting the variance would alleviate a hardship due to the existing location of the legally nonconforming structure on the lot, the existing grading, and drainage problems on the lot.
The property was acquired in good faith and any hardship was not created by the applicant for the variance.	Meets	The property was acquired in good faith and the applicant has not performed any unpermitted construction.
The granting of the variance will not be of substantial detriment to adjacent property and nearby properties.	Meets	If granted, the variance would not allow the existing nonconforming walls to be any nearer to the public rights-of-way than they have been.
The condition or situation of the property is not of so general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.	Meets	The situation may be shared with other R-15 lots in the neighborhood, but not with other R-15-zoned lots in the town. This occurrence is not great enough to warrant a general amendment to the R-15 zoning district standards.

The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property	Meets	If granted, this variance would not alter the permitted uses or permitted intensity of the R-15 zoning district.
The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance	Meets	Modifications are restricted to PD, Planned Development, districts and the property is zoned R-15.

Board of Zoning Appeals Alternatives:

The following alternatives are available to the Board of Zoning Appeals for its decision on BZA #25-004.

1. Approve the variance request without conditions.
2. Approve the variance request with the staff recommended conditions.
3. Deny the variance request
4. Continue the application to September 25, 2025.

Staff Recommendation:

The variance should be approved based on the ability to meet all six criteria of Section 78-155.4(d)(1).

If the Board votes to approve the variance request, staff recommends the following conditions:

1. The portions of the structure that are encroaching in the setback shall not contain a second story.
2. The variance shall become null and void if the existing house is fully demolished.

**TOWN OF HERNDON, VIRGINIA
BOARD OF ZONING APPEALS**

RESOLUTION

AUGUST 28, 2025

Resolution – to grant Variance Application BZA #25-004, 1008 Van Buren Street, seeking a variance from Section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and renovation of a legally nonconforming structure that is located 9’10” in the required 45-foot secondary front setback and 4’3” in the required 15-foot side yard setback.

RECITALS

The applicants, Jason Denny, Denny & Gardner and Dwight McNeil, and property owners, Jennifer Ann Blair McAlister and Thomas Wilson Hedrick, have submitted a variance application to allow for the alteration and renovation of the existing legally nonconforming structure. The request will not expand the footprint of the nonconforming structure but will increase the height of the nonconforming portions of the structure by approximately 1’8” in height.

The Board of Zoning Appeals has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code on August 28, 2025, and reviewed the application against the criteria of Section 78-155.4(d)(1).

THEREFORE BE IT RESOLVED, by the Board of Zoning Appeals of the Town of Herndon, Virginia, that:

1. The Board **grants** the requested variance based on the findings set out below and identified in the staff report:

The strict application of the ordinance would unreasonably restrict the utilization of the property; and

OR

Granting the variance would alleviate an undue hardship due to a physical condition relating to the property or improvements thereon; and

- a. The Board further finds that all of the following apply:

- i. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; and
- ii. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- iii. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and
- iv. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- v. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application;

2. The board imposes the following conditions on the granting of the variance:

- a. The variance shall become void in the event that the existing house is fully demolished.

In favor: _____

Against: _____

Attest: _____

Recording Secretary

Date: _____

**TOWN OF HERNDON, VIRGINIA
BOARD OF ZONING APPEALS**

RESOLUTION

AUGUST 28, 2025

Resolution – to deny Variance Application BZA #25-004, 1008 Van Buren Street, seeking a variance from Section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and renovation of a legally nonconforming structure that is located 9’10” in the required 45-foot secondary front setback and 4’3” in the required 15-foot side yard setback.

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The Board of Zoning Appeals has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code on August 28, 2025, and reviewed the application against the criteria of Section 78-155.4(d)(1).

THEREFORE BE IT RESOLVED, by the Board of Zoning Appeals of the Town of Herndon, Virginia, that:

1. The Board **denies** the requested variance based on the findings set out below and identified in the staff report:

The strict application of the ordinance does not unreasonably restrict the utilization of the property; and

OR

Granting the variance does not alleviate an undue hardship due to a physical condition relating to the property or improvements thereon; and

- a. The Board did not find that all of the following apply:
 - i. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; and

- ii. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
- iii. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; and
- iv. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- v. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application;

In favor: _____

Against: _____

Attest: _____

Recording Secretary

Date: _____

Board of Zoning Appeals
Application for Variance

Instructions: Complete this form and submit to community.development@herndon-va.gov. Typed signatures will be accepted. Please see the reverse side for application submission requirements.

The undersigned hereby applies for a Variance under the provisions of § 78-155.4 of the Herndon Town Code. The undersigned certifies that all information in this application is true and correct and that the requirements of this application have been read and are understood.

Variance Information

Request for a Variance from Town Code Section: 170-160.3.(e)(3)a

Variance will permit: Reconstruction of nonconforming structure on exist. foundation.

Address of Subject Property: 1008 Van Buren Street; Herndon, VA 20170

Lot Area: 20,000 SF

Are any site alterations or any alterations to the building's exterior or interior planned or underway in connection with this use (or were any alterations done)? If yes, please describe below.

No

Applicant Information

Applicant Name and Title/Role: Jennifer McAlister & Thomas Hedrick - owners

Mailing Address: 1016 Charlton Place; Herndon, VA 20170

Phone: (240) 888-6419 Email: jabmca@yahoo.com

Signature of Applicant: Date:

Property Owner Information

Property Owner: Jennifer McAlister & Thomas Hedrick

Mailing Address: 1016 Charlton Place; Herndon, VA 20170

Phone: (240) 888-6419 Email: jabmca@yahoo.com

Signature of Property Owner: Thomas Hedrick Jennifer McAlister Date: 15 July 2025

Intake Notes—Office Use Only

Table with 3 columns: Application Received By, Date, Fee Paid; Case Number, Zoning District, Tax Map Number.

APPLICATION REQUIREMENTS To be Submitted with this Application

- Name and title of all Co-Applicants (Property Owner(s), Contract Purchasers, and Agents Authorized to Act on Behalf of the Property Owner) with respective mailing addresses, telephone numbers, and e-mail addresses
- A letter signed by the owner or owner's agent consenting to the application for the variance (if applicable)
- A statement of support demonstrating that:
 - Owing to special circumstances or conditions beyond the property owner's control (such as exceptional topographical conditions, narrowness, shallowness, or the shape of a specific parcel of land), the strict application of the terms of the Zoning Ordinance would result in unnecessary or unreasonable hardship;
 - Such need would not be shared generally by other properties;
 - The deviation would not be contrary to the public interest or intent of the Zoning Ordinance;
 - the application does not involve a change in use from those permitted in Article IV of the Zoning Ordinance;
- A copy of the Site Plan or Plat of the property, drawn to scale, showing all existing buildings including accessory buildings and any proposed structure or alteration. Requests for variances to height, setbacks or other architectural provisions must be accompanied with a dimensional drawing showing the features desired;
- Copies of any other drawings, pictures, plans and information that might assist the Board in making its decision
- Application fee in accordance with the fee schedule on our forms and fees page or TABLE 78-152.2(b)(3): FEES FOR DEVELOPMENT APPLICATIONS in the Town Code.
- A receipt or other documentation indicating that taxes have been paid on lands subject to the application (may be obtained when application is filed);
- If a pre-application conference took place, a statement indicating the date and time a pre-application conference was held with the Town, as well as a list of participants in the conference.

July 11, 2025

To the Board of Zoning Appeals
Town of Herndon, Virginia

**RE: 1008 Van Buren Street
STATEMENT OF SUPPORT**

Our original approach to creating a new home on this corner lot included demolishing the existing non-conforming house and building a new house that would conform to existing setbacks and preserve as many trees as possible.

At our first Pre-Application Meeting on April 6, 2023, town staff helpfully suggested designating the Second Avenue side of the lot as the "front" to make our buildable footprint less narrow. Going forward, the program for the house grew, site development costs ballooned, and the existing site plan became unrecognizable as trees were eliminated and more grading became necessary.

Stepping back from the original design, we decided to scale the program back and to preserve as much of the existing house and trees as possible. When we had our second Pre-Application Meeting on May 2, 2024 (see the attached Minutes), we were focused on keeping the disturbed area below 2,500 SF. This proved to be impractical, but within a discussion of building on the existing footprint, a question from us prompted this comment, recorded here in the minutes: "The work proposed cannot expand on the existing non-conformity."

Therefore, we worked to develop a practical plan within the boundaries of the existing footprint, including areas considered to be non-conforming, being careful not to expand upon them, believing this to be a by-right option. As with our first plan, we designated the Second Street side as the front to minimize nonconformance.

This is all background, of course. The unique reason we're asking for this variance is that the existing grade level is above the existing first floor level in the rear of the house. This condition has created drainage issues in the existing house that the remodeled house would surely inherit without remediation. Adjusting the grade would jeopardize our wish to protect the existing topography and tree cover. Adjusting the grade would also alter the existing frost depth of the existing footings, making it necessary to replace them with deeper ones per Code.

Alternatively, we'd like to add two courses of block to the existing foundation wall and raise the first floor approximately 19-3/4" throughout the house (a proposed detail is attached to this application). The non-conforming sides of the house may become taller, but they would be limited to the existing footprint and be reconstructed to remain as single-story wings to avoid "intensify(ing) the elements of nonconformity."

This situation presents a unique topographical hardship was not created by the owners and is not shared by other lots in the area, due to the anomalous grade-to-floor relationship in the rear of the existing structure. Importantly, the proposed modification does not increase the building footprint, nor does it encroach further into any setback areas. Strict enforcement of the zoning ordinance would result in unnecessary disruption to the site's natural topography and tree cover, which runs counter to the town's environmental and planning goals.

We believe this modest variance request represents the most responsible and least disruptive way to address the site's drainage and structural challenges while preserving the neighborhood's visual integrity. Our goal is to minimize disruption, maintain the character and scale of the home, and ensure the property continues to harmonize with its surroundings.

This approach aligns with the Town of Herndon's stated goals of sustainable development, tree preservation, and maintaining neighborhood character.

Owners:

Jenna McAlister & Tom Hedrick
1016 Charlton Place
Herndon VA 20170
jbmca@yahoo.com
240-888-6419

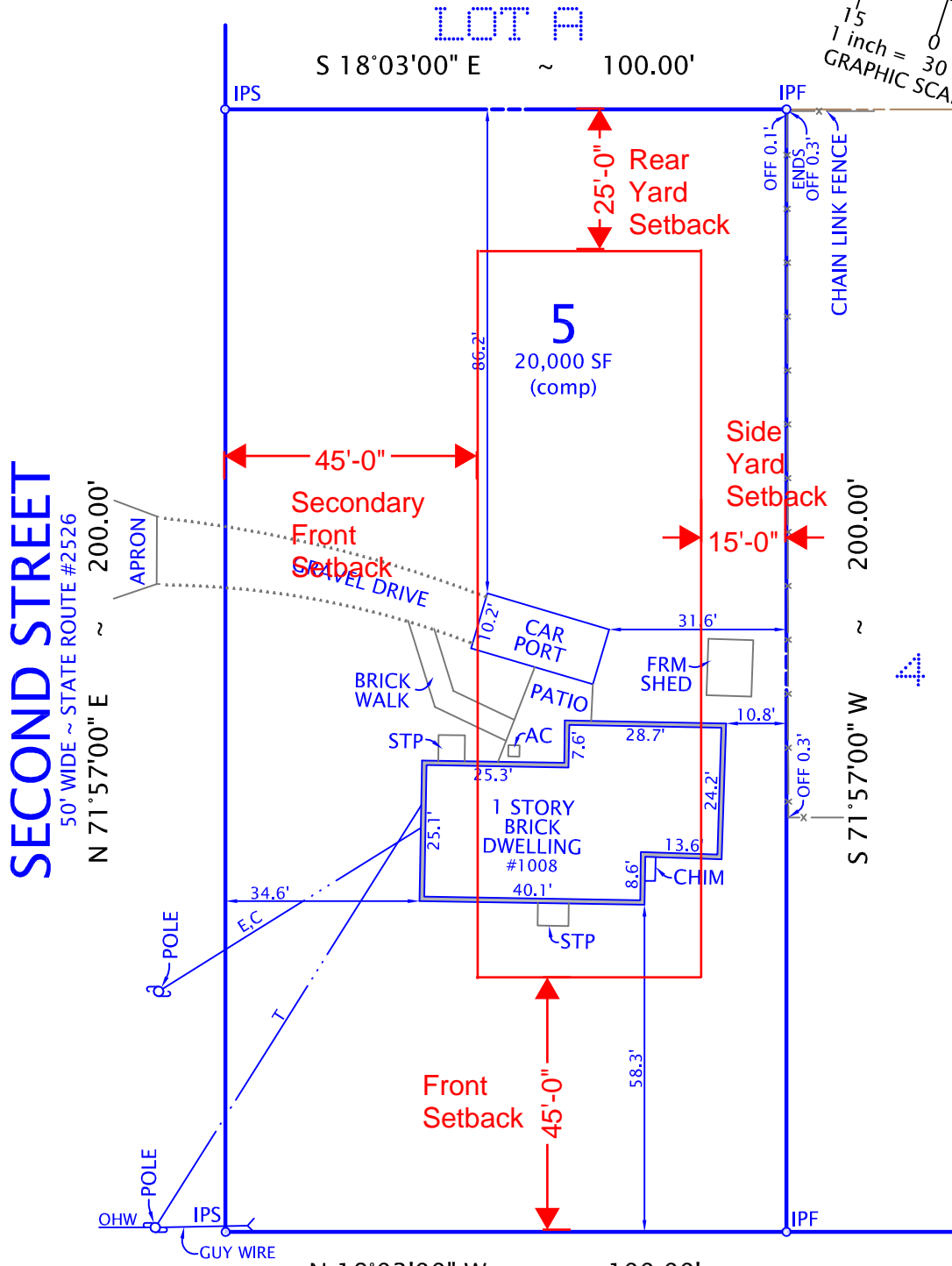
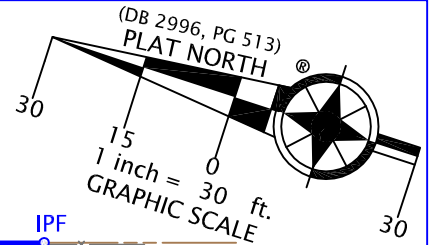
Contractor:

Jason Denny
Denny & Gardner
506 Shaw Road #304
Sterling VA 20166
jdenny@dennyandgardner.com
571-237-3399

Architect:

Dwight McNeill
12 Harris Hollow Road
Washington VA 22747
dwight@dwightmcneill.com
703-402-6339

- NOTES: 1. FENCES ARE WROUGHT IRON UNLESS NOTED.
 2. IPF DENOTES IRON PIPE FOUND.
 3. IPS DENOTES IRON PIPE SET.



VAN BUREN STREET
 50' WIDE ~ STATE ROUTE #2513

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 5, BLOCK 6
 D. VAN VLECK'S ADDITION TO TOWN OF
HERNDON
 (DEED BOOK V-5, PAGE 252)
TOWN OF HERNDON, VIRGINIA
 FAIRFAX COUNTY

SCALE: 1" = 30' APRIL 8, 2022 (STAKED LOT)

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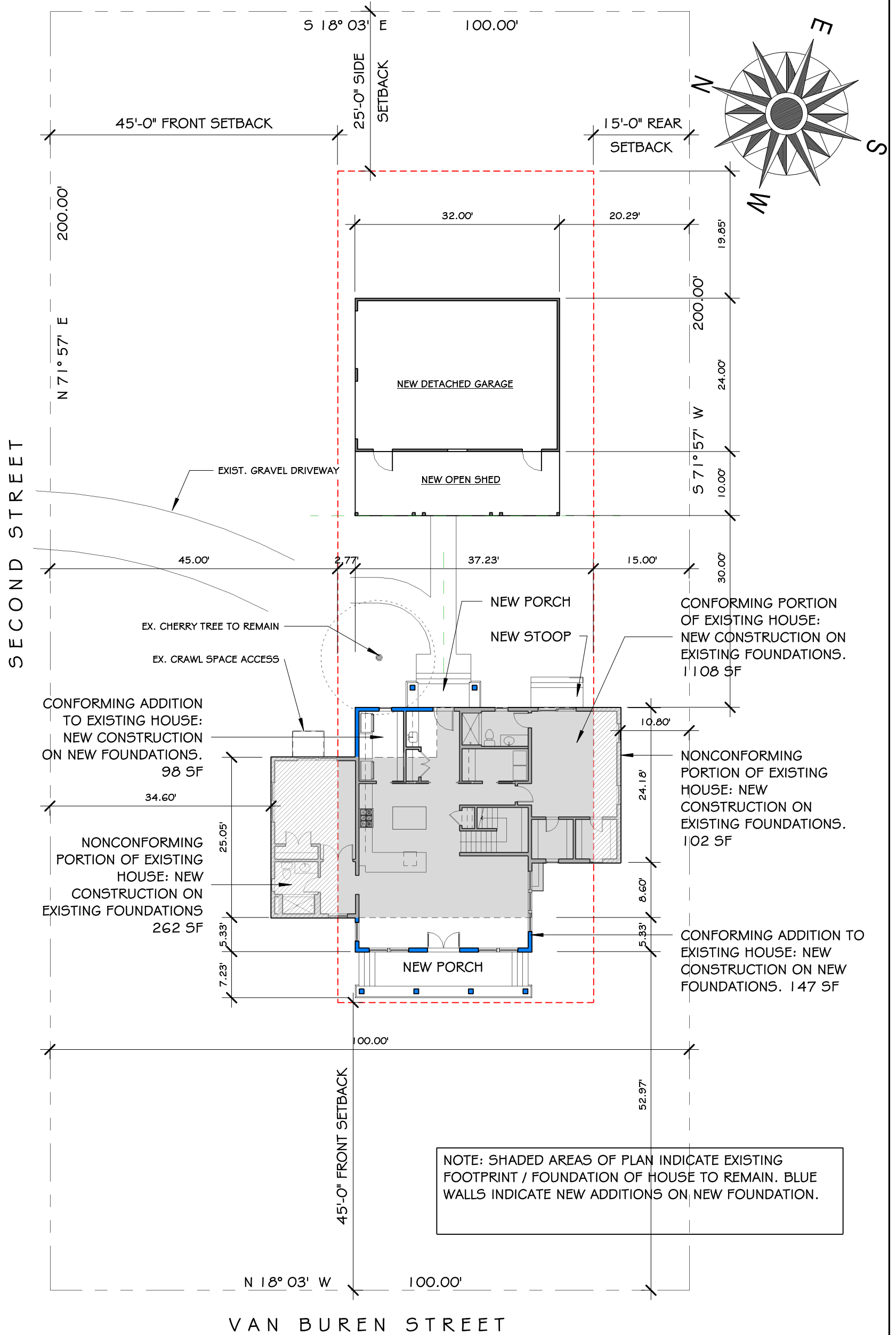
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.

04/08/2022
 GEORGE M. O'QUINN
 LICENSE NO. 2069
George M. O'Quinn

Ordered by:
EKKO
 TITLE
 11718 Bowman Green Drive, Suite 110
 Reston, Virginia 20190
 Phone: (703) 481-6200 Fax: (877) 342-3556

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412



① PROPOSED SITE PLAN
1/16" = 1'-0"

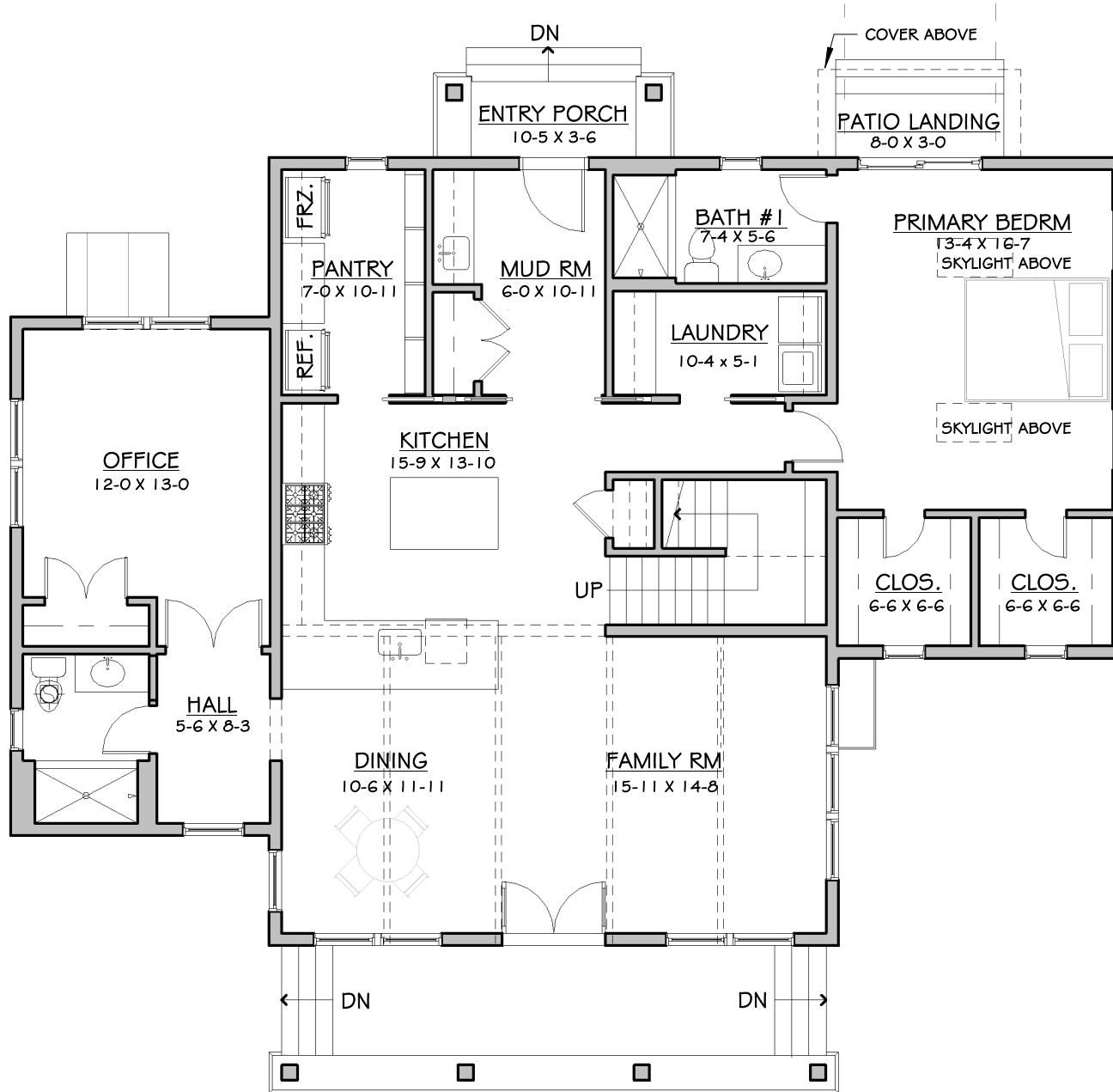
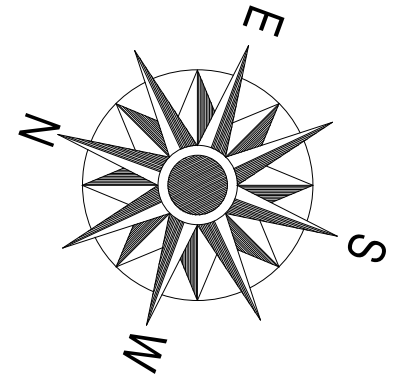
JULY 11, 2025

A. 1

HEDRICK-McALISTER RESIDENCE 2.0

1008 VAN BUREN STREET
HERNDON, VIRGINIA 20170

DWIGHT
McNEILL
ARCHITECT
703-402-6339



① FIRST FLOOR PLAN
 1/8" = 1'-0"

JULY 11, 2025

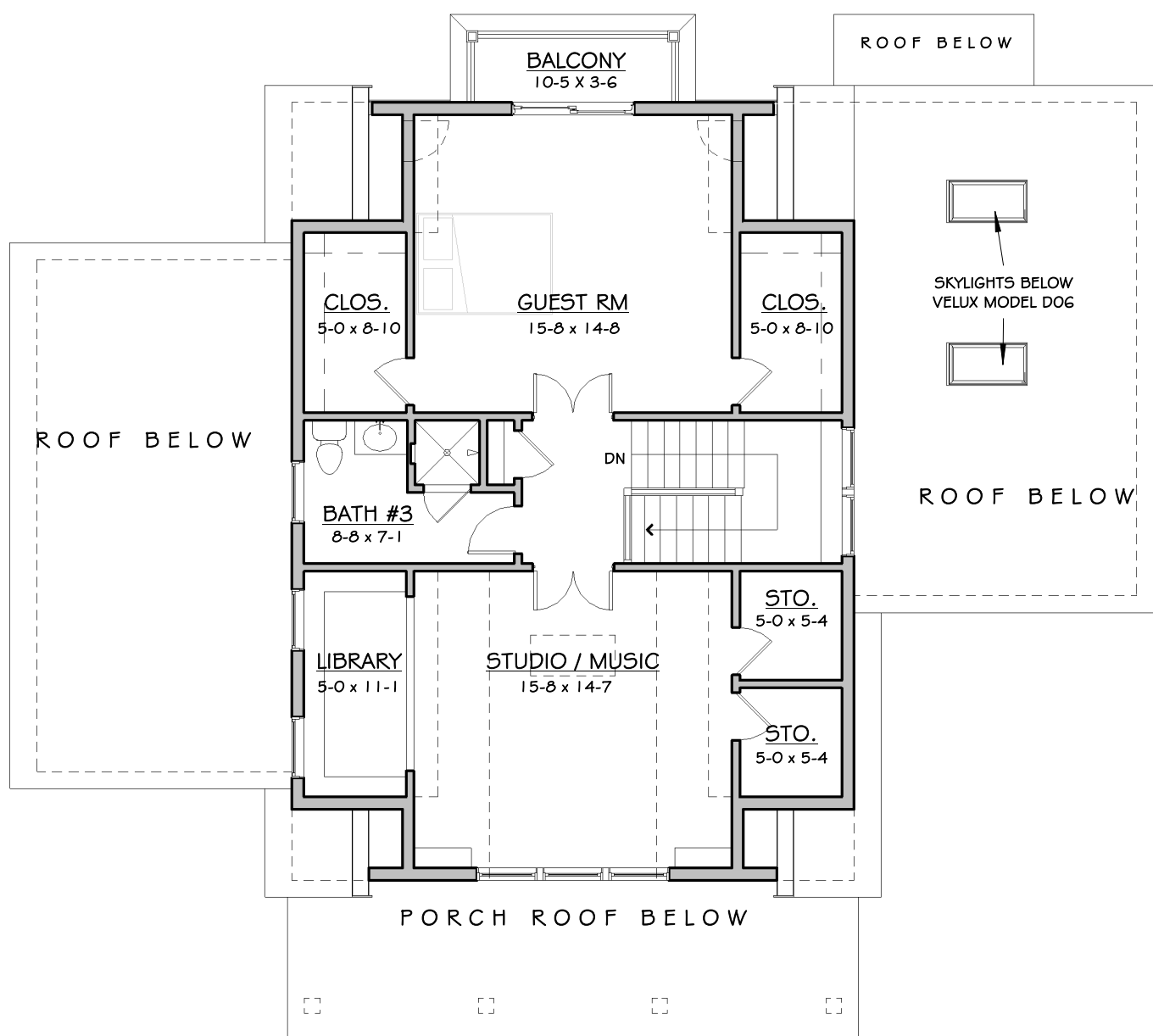
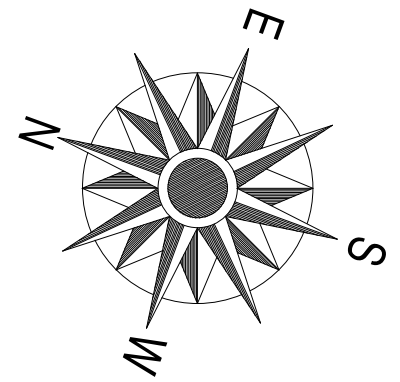
A.2

HEDRICK-McALISTER RESIDENCE 2.0

1008 VAN BUREN STREET
 HERNDON, VIRGINIA 20170

DWIGHT
 McNEILL
 ARCHITECT

703-402-6339



① 2ND FLOOR & LOWER ROOF PLAN
 1/8" = 1'-0"

JULY 11, 2025

A.3

HEDRICK-McALISTER RESIDENCE 2.0

1008 VAN BUREN STREET
 HERNDON, VIRGINIA 20170

DWIGHT
 McNEILL
 ARCHITECT

703-402-6339



① VAN BUREN STREET ELEVATION
 1/8" = 1'-0"



② SECOND STREET ELEVATION
 1/8" = 1'-0"

JULY 11, 2025

A.4

HEDRICK-McALISTER RESIDENCE 2.0

1008 VAN BUREN STREET
 HERNDON, VIRGINIA 20170

DWIGHT
 McNEILL
 ARCHITECT

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① ENTRY ELEVATION
1/8" = 1'-0"



② SIDE ELEVATION
1/8" = 1'-0"

JULY 11, 2025

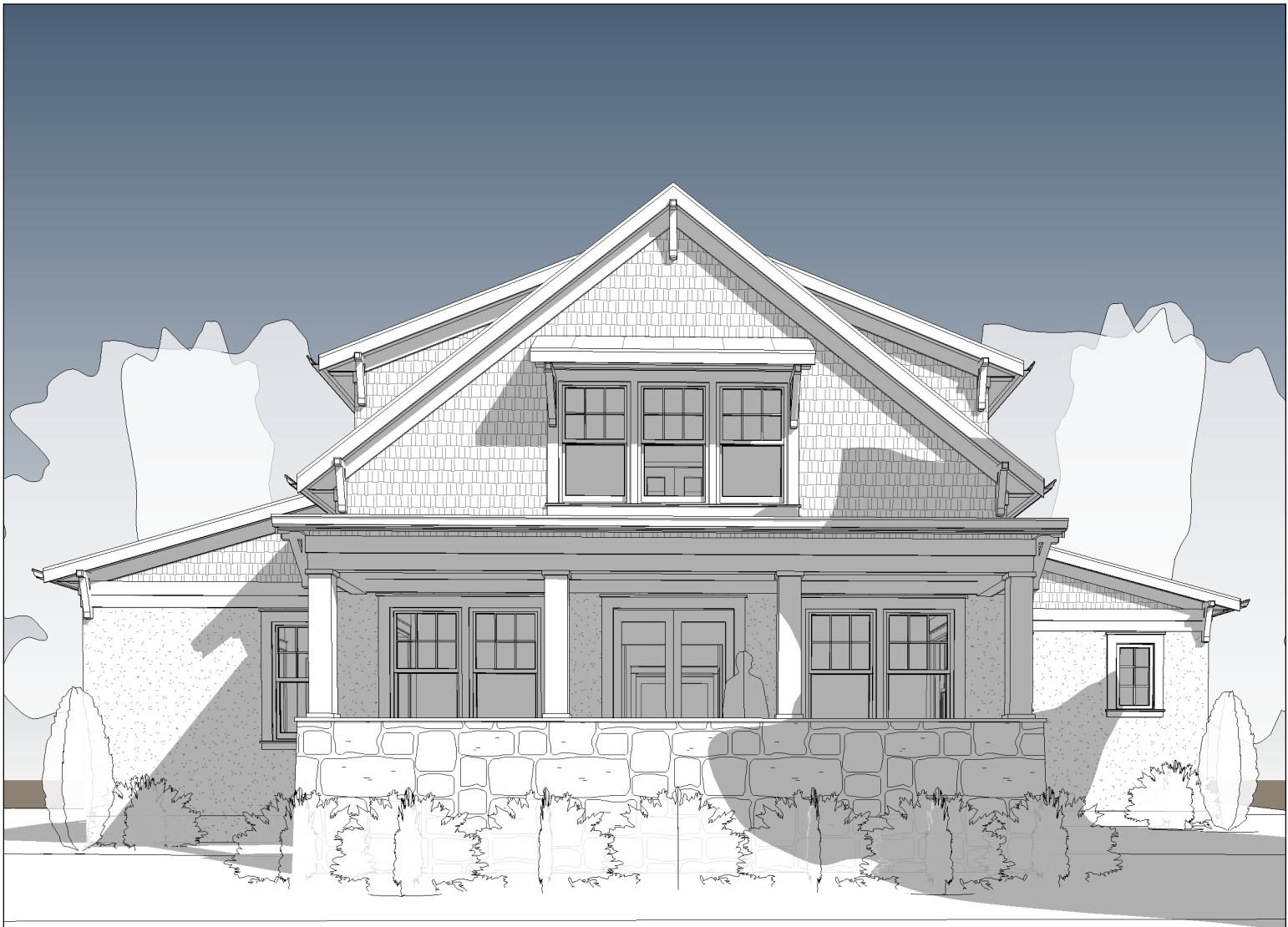
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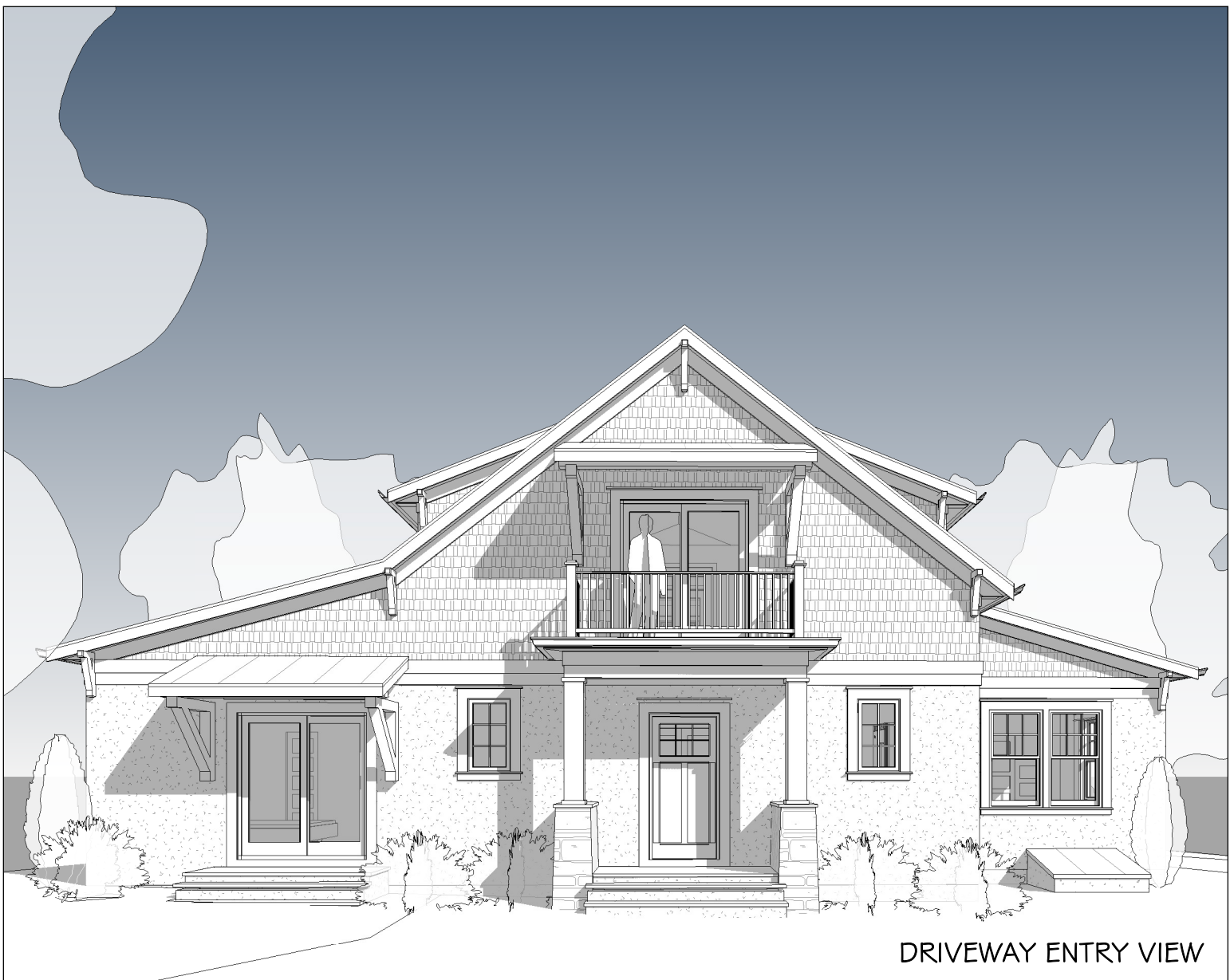
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HERNDON, VIRGINIA 20170

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McNEILL
ARCHITECT

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VAN BUREN STREET VIEW



DRIVEWAY ENTRY VIEW

JULY 11, 2025

A.6

HEDRICK-McALISTER RESIDENCE 2.0

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HERNDON, VIRGINIA 20170

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EXISTING GRADE AT FRONT RIGHT CORNER



EXISTING GRADE AT REAR RIGHT CORNER

JULY 11, 2025

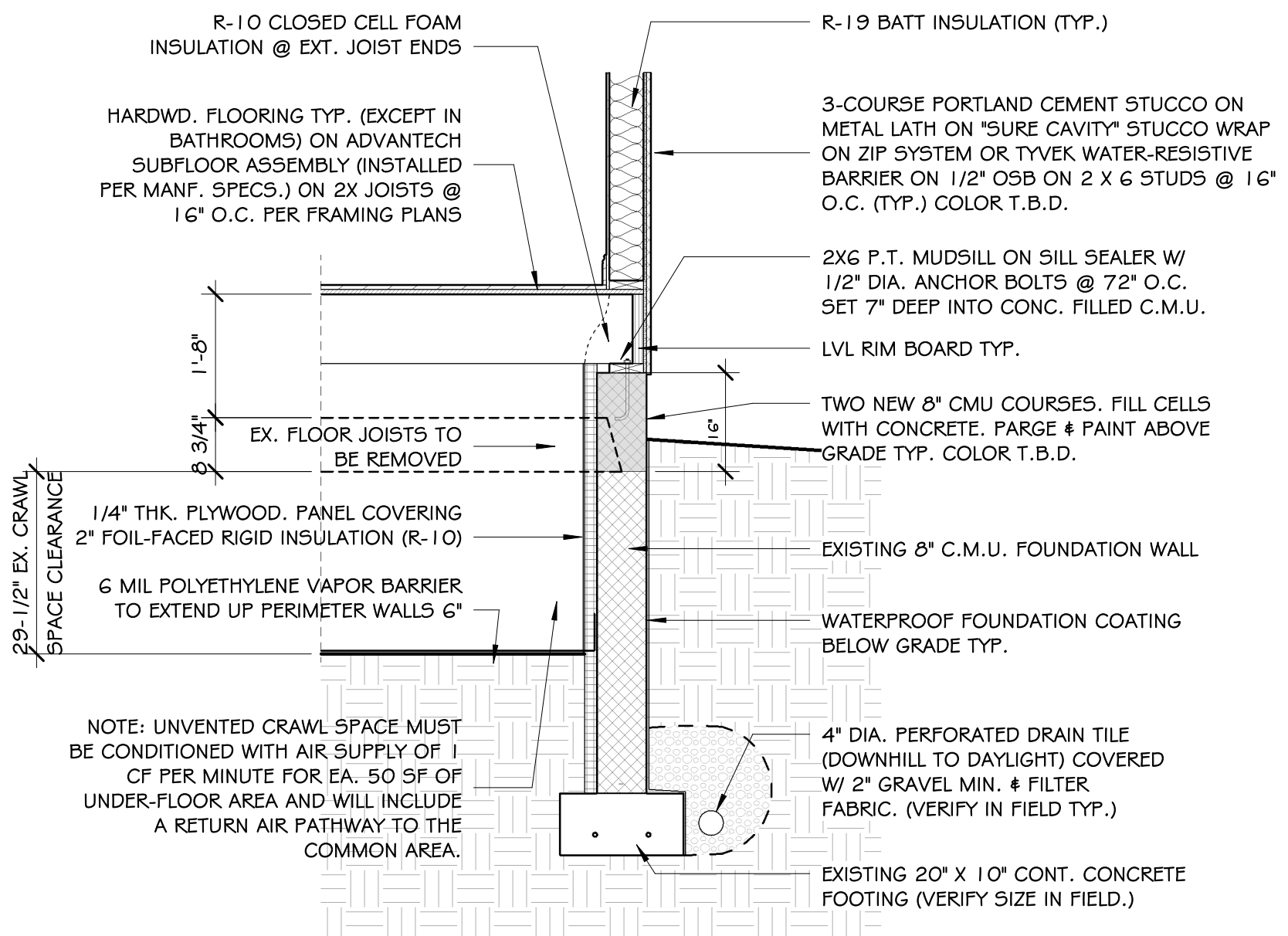
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HEDRICK-McALISTER RESIDENCE 2.0

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HERNDON, VIRGINIA 20170

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McNEILL
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① PROPOSED DETAIL @ EX. FOUNDATION
1/2" = 1'-0"

JULY 11, 2025

A.8

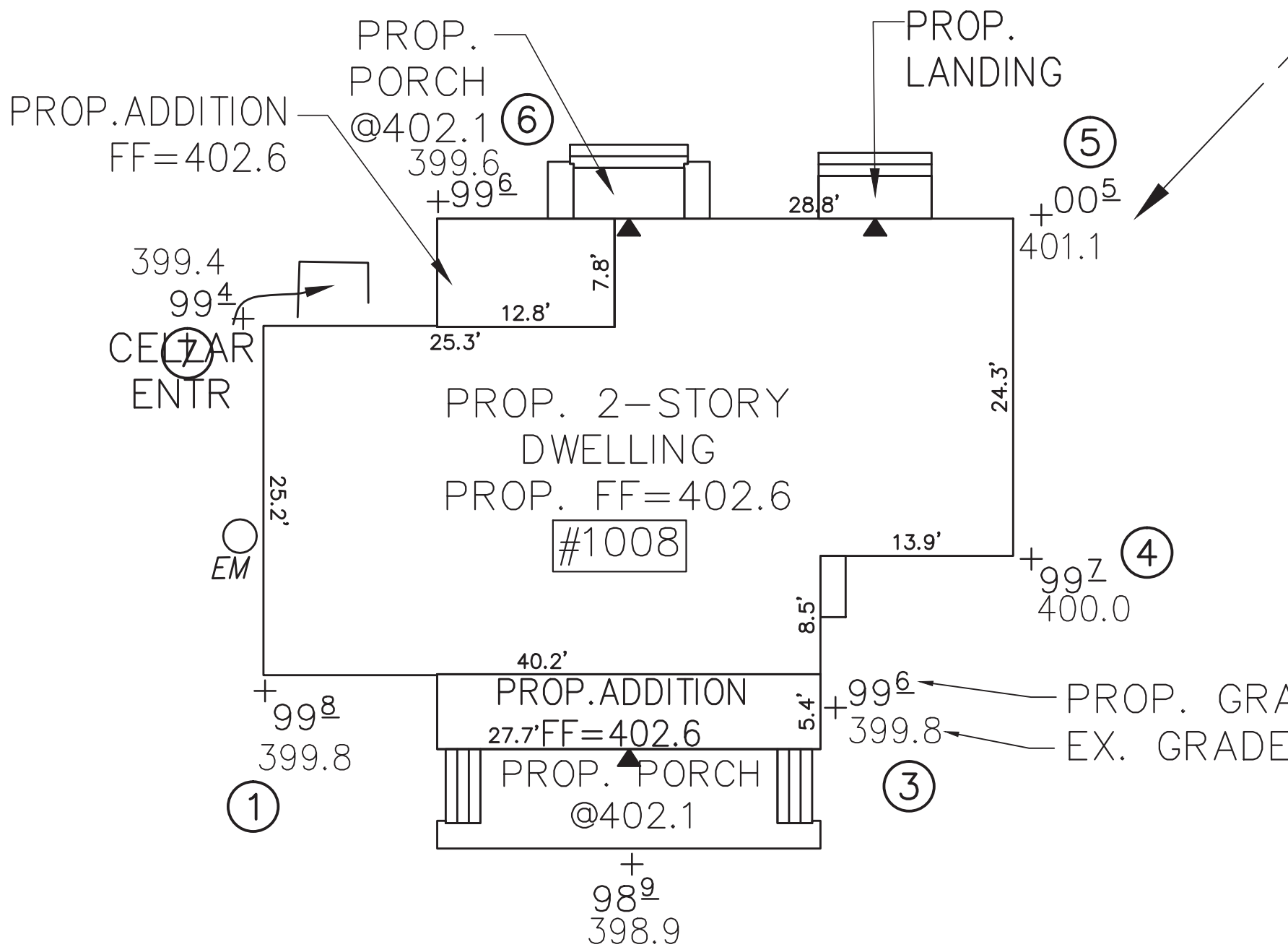
HEDRICK-McALISTER RESIDENCE 2.0

1008 VAN BUREN STREET
HERNDON, VIRGINIA 20170

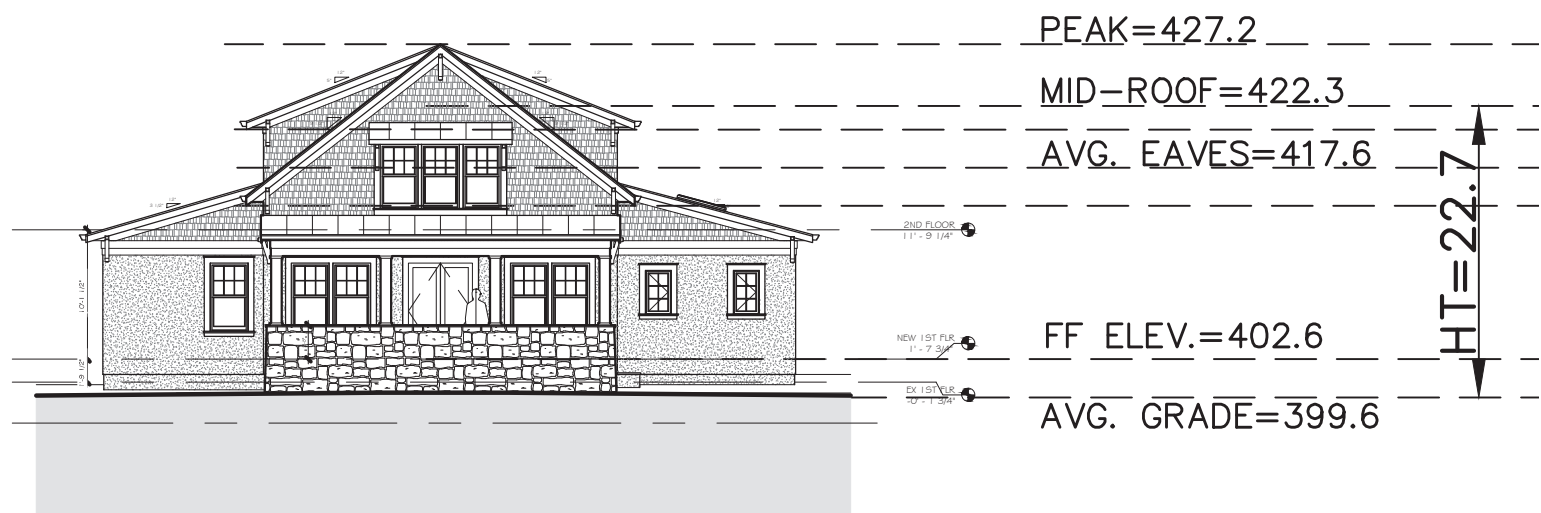
DWIGHT
McNEILL
ARCHITECT

703-402-6339

BUILDING HEIGHT COMPUTATIONS



EXISTING & PROPOSED GRADES
SCALE: 1"=20'



FRONT ELEVATION

GRAPHIC SCALE



(IN FEET)

May 2, 2024

RE: Meeting Minutes for 1008 Van Buren St

Date of Meeting: May 2, 2024

Location: Virtual Meeting

Attendees:

- Town Staff: Jonathan Franssell, Ben Schitter, Dave Stromberg, Chip Bednarek, John Irish
- Applicant Team: Jason Denny, Dwight McNeil, Tom

Applicant Team Notes:

- Applicant wants to avoid a site plan.
- Driveway is to remain.

Town Comments and Discussion:

DPW Engineering:

- Staff will not require a site plan based on the 2,500sf disturbed area threshold under the following conditions:
 - The area disturbed by the project must not exceed 2,500sf. The two exhibits provided on 5/14 by Jason Denny are acceptable, however, the as-built disturbed area in the field must not exceed the envelopes and areas shown on the exhibits (2,323sf and 2,277sf).
 - The carport and shed must be removed by hand.
 - The gravel drive and the brick walk must not be disturbed outside of the LOD shown in the exhibits.
 - Be advised that any increase in disturbed area in the field beyond what is approved with the Building Permit and Building Location Survey plan will result in a stop work order. Additional regulatory action to include fines may also be imposed in accordance with the applicable code.
 - If a stop work order is executed, any open excavation must be filled at that time.
 - The LOD shown in the exhibits provided by Jason Denny on 5/14 did not include a laydown/staging area. Any laydown or staging area (e.g. soil stockpile, etc.) will be considered disturbance.

Utilities:

- Recommend having the sewer inspected.
- Confirm size and water service material.

Community Development:

- The footprint of the enlargement of the house cannot exceed 750 sf without the need for a SLDP
- The work proposed cannot expand on the existing non-conformity.
- The site must maintain a minimum of two off-street parking spaces.
- Existing gravel parking area is legally nonconforming. Any new parking areas must be asphalt or concrete.

**Town of Herndon, Virginia
Notice of Public Hearing**

Notice is hereby given that the **Board of Zoning Appeals** (BZA) of the Town of Herndon, Virginia, will hold a public hearing on Thursday, August 28, 2025, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

BOARD OF ZONING APPEALS, BZA #25-004, 1008 Van Buren Street, to seek a variance from section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and renovation of a legally nonconforming structure that is located 9'10" in the required 45-foot secondary front setback and 4'3" in the required 15-foot side yard setback. The request will not expand the footprint of the nonconforming structure but will increase the height of the nonconforming portions of the structure by approximately 1'8" in height. The 20,000-square-foot lot is located at 1008 Van Buren Street, on the southeast corner of 2nd Street and Van Buren Street. Fairfax County Tax Map Number 0104 03060005. Applicants: Jason Denny, Denny & Gardner and Dwight McNeil. Property Owners: Jennifer Ann Blair McAlister and Thomas Wilson Hedrick.

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. Individuals may also submit comments to bza@herndon-va.gov.

The proposed item is available for examination at the Department of Community Development, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and available for review by the public on the town's website www.herndon-va.gov.

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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.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on August 8/August 15, 2025

Page 33 of 33