



HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, August 28, 2025

1. Call to Order

Chair Pierce called the August 28, 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 Barry Clendenin, Frank Donadio, Stephanie Frye, Vice Chair Stevan Porter, and Chair Cari Lyn Pierce.

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 five members present.

2. Approval of Minutes

Board Member Donadio motioned to approve the January 23, 2025, 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 5 - 0 roll call vote. Board Members Clendenin, Donadio, Frye, Vice Chair Porter, and Chair Pierce voted "Aye."

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

3. Comments

a. Comments from the Staff Members

David Stromberg provided a brief comment regarding calendar photos for the Board.

b. Comments from the Board Members

Board Member Clendenin stated that he is happy to be on the board.

Board Member Donadio stated that he is happy to be a part of the board.

Other Board Members provided words of welcome.

c. Comments from Citizens

There were no members of the public present.

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.**

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 gave the staff presentation dated August 28, 2025, which is on file with the Department of Community Development. Mr. Stromberg stated that his is an application for a variance to allow for the alteration and renovation of a legally nonconforming structure.

Staff recommended approval with conditions.

There was a discussion among Board Members and staff on this item, including: (1) clarification on the proposal to raise the roof and the cause of the non-conformity.

Chair Pierce invited the applicant to provide comment.

Mr. Okoniewski administered the oath for Mr. Jason Denny.

Mr. Denny provided clarification on the project. The purpose of the renovation is to raise the foundation to allow for proper clearance, prevent water issues, and get a 9-foot ceiling in the structure.

There was a discussion among Board Members, staff, and the applicant on this item, including: (1) the severity of water issues; and (2) whether other structures will be impacted.

There were no comments from the audience.

Chair Pierce closed the public hearing and moved to the board level for discussion and possible action.

Vice Chair Porter motioned to grant BZA #25-004, as proposed, finding that granting the variance will alleviate an undue hardship due to a physical condition relating to the property or improvements thereon. Motion seconded by Board Member Clendenin. The question was called on the motion which was carried by a 5 - 0 roll call vote. Board Members Clendenin, Donadio, Frye, Vice Chair Porter, and Chair Pierce voted "Aye."

5. Adjournment

There being no further business, and without objection, the August 28, 2025, Board of Zoning Appeals regular meeting was adjourned at 7:18 p.m.

A handwritten signature in black ink that reads "Aaron Zoellick". The signature is written in a cursive, flowing style.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Board of Zoning Appeals: October 23, 2025