

HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, December 18, 2025

1. Call to Order

Chair Pierce called the December 18, 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, Vice Chair Stevan Porter, and Chair Cari Lyn Pierce.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; David Stromberg, Zoning Administrator; Margie Tacci, Deputy Town Clerk, and Becky Skillin, Deputy Town Clerk.

Chair Pierce noted Board Member Stephanie Frye's resignation from the Board of Zoning Appeals and expressed appreciation for Ms. Frye's contributions and service to the Town. Chair Pierce determined there was a quorum with four Board Members present.

2. Approval of Minutes

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

Board Member Clendenin moved to approve the October 23, 2025, Board of Zoning Appeals regular meeting minutes. Motion seconded by Board Member Donadio. The question was called on the motion, which was carried by 4-0 roll call vote. Board Members Clendenin, Donadio, Vice Chair Porter, and Chair Pierce voting "Aye."

3. Comments

a. Comments from the Staff Members

Chair Pierce recognized staff members for comments.

David Stromberg, Zoning Administrator, reminded the Board that January's meeting will be an organizational meeting to elect a chair and vice chair.

b. Comments from the Board Members

Chair Pierce recognized the Board Members for comments.

Vice Chair Porter wished everyone a happy holiday season and new year.

c. Comments from Citizens

No members of the public provided comments.

4. Public Hearing

- a. Resolution 25-BZA-005, to grant a variance, Application BZA #25-007, 106 Monroe Hill Court, for [one, two] variances in order to: 1) seek a variance from Section 78-30.2(g), R-10 Dimensional Standards, to allow a detached accessory structure to remain within the required 35-foot setback, and 2) to seek a variance from Section 78-115.2(i), to allow a 6-foot tall fence within the required 35-foot setback.**

Certificates of Publication were filed from the Editor of the *Fairfax County Times* Newspapers, showing that notice of said public hearing items had been duly advertised in the November 28, 2025, and December 5, 2025 issues.

Chair Pierce opened the public hearing and called on the Deputy Town Clerk to administer the oath for David Stromberg, Zoning Administrator. Becky Skillin, Deputy Town Clerk, administered the oath to Mr. Stromberg.

Mr. Stromberg provided the staff report and presentation on BZA #25-007, dated December 18, 2025. Mr. Stromberg stated that the request is to approve two variances at 106 Monroe Hill Court. He explained the history of the location of the house and conditions for the variances. Staff recommended approval with conditions.

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

1. Procedural questions of the application process.
2. The type of fence to be installed.

Chair Pierce invited the applicant to provide comment. Ms. Skillin administered the oath to Patricia Kelly, applicant.

Ms. Kelly provided comments on the necessity of this hearing. She thanked the staff for clarifying the purpose and process of zoning and neighborhood design. She stated that she plans to meet the established conditions.

There was a discussion among Board Members, staff, and the applicant, including:

1. Water at the structure.
2. Fence materials and color.
3. The variance conditions.

Chair Pierce called for comments from the audience.

Seeing 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 #25-007, 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 Donadio. The question was called on the motion which was carried by a 4-0 roll call vote. Board Members Clendenin, Donadio, Vice Chair Porter, and Chair Pierce voted "Aye."

5. Adjournment

There being no further business, and without objection, Chair Pierce adjourned the December 18, 2025, Board of Zoning Appeals Regular Meeting at 7:20 p.m.



Amanda E.M. Kertz
Town Clerk



Minutes approved by Board of Zoning Appeals: January 26, 2026

[Note: approved resolutions are on file in the Department of Community Development.]