



BOARD OF ZONING APPEALS REGULAR MEETING AGENDA

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

Thursday, June 25, 2026 | 7:00 PM

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. January 22, 2026, Board of Zoning Appeals Meeting Minutes
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
 - c. Comments from the Public

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. BOARD OF ZONING APPEALS, BZA #26-001, 1018 Grant Street, to seek a variance from Section 78-30.1(g), R-15-Dimensional Standards, to allow an addition to encroach into the required 45-foot setback along 2nd Street
- 5. Adjournment**



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

Agenda Item: January 22, 2026, Board of Zoning Appeals Meeting Minutes

Meeting Date: June 25, 2026

Category: Approval of Minutes

Prepared by: Margie Tacci, Deputy Town Clerk

Description:

This is a request to approve the January 22, 2026, Board of Zoning Appeals Meeting Minutes.

Background/Timing Impact:

Board of Zoning Appeals minutes are typically presented for approval in chronological order. Action on the minutes is an important function of the Board of Zoning Appeals.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

Staff Recommendation/Next Steps:

Recommend approval as presented.

Attachments:

1. Draft Minutes



HERNDON BOARD OF ZONING APPEALS
Regular Meeting Minutes
Thursday, January 22, 2026

1. Call to Order

Chair Pierce called the January 22, 2026, 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.

Chair Pierce noted we have a quorum and tonight's meeting is an organizational meeting to formally appoint a Chair, Vice Chair, Secretary and Parliamentarian to the Board of Zoning Appeals.

2. Organizational Meeting

a. Election of Officers

Nomination and Vote
Chair of the Board of Zoning Appeals

Chair Pierce called for a motion to nominate the Chair for the Board of Zoning Appeals (BZA).

Board Member Donadio nominated Cari Lyn Pierce as Chair for a one-year term effective January 22, 2026.

Vice Chair Porter moved to approve the nomination of Chair Cari Lyn Pierce. Motion seconded by Board member Donadio.

Responding to a question from Chair Pierce, Lauri Sigler, Deputy Town Attorney, stated that any member could vote on this motion.

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

Nomination and Vote
Vice Chair of the Board of Zoning Appeals

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

Board Member Clendenin nominated Stevan Porter as Vice Chair for a one-year term effective January 22, 2026.

Board Member Clendenin motioned to approve the nomination of Vice Chair Stevan Porter. Motion seconded by Board Member Donadio.

Chair Pierce called for a discussion on the motion. The question was called on the motion, which was carried by a 4 - 0 roll call vote. The vote was: Board Members Clendenin, Donadio, Vice Chair Porter, and Chair Pierce voting "Aye."

Nomination and Vote
Secretary of the Board of Zoning Appeals

Chair Pierce called for a motion to designate the Zoning Administrator or their designee as the Secretary for the Board of Zoning Appeals.

Vice Chair Porter motioned to designate the Zoning Administrator or their designee as Secretary for a one-year term effective January 22, 2026. Motion seconded by Board Member Donadio.

Chair Pierce called for a discussion on the motion. The question was called on the motion, which was carried by a 4 - 0 roll call vote. The vote was: Board Members Clendenin, Donadio, Vice Chair Porter, and Chair Pierce voting "Aye."

Nomination and Vote
Parliamentarian of the Board of Zoning Appeals

Chair Pierce called for a motion to designate the Town Attorney or their designee as Parliamentarian for the Board of Zoning Appeals.

Vice Chair Porter motioned to designate the Town Attorney or their designee as Parliamentarian for a one-year term effective January 22, 2026. Motion seconded by Board member Clendenin.

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

3. Approval of Minutes

a. December 18, 2025, Board of Zoning Appeals Meeting Minutes

Board Member Clendenin moved to approve the December 18, 2025, Board of Zoning Appeals Meeting Minutes. Motion seconded by Board member Donadio.

Chair Pierce called for a discussion on the motion. The question was called on the motion, which was carried by a 4-0 roll call vote. The vote was: Board Members Clendenin, Donadio, Vice Chair Porter, and Chair Pierce voting "Aye."

4. Comments

a. Comments from the Staff Members

Chair Pierce recognized staff members for comments.

David Stromberg, Zoning Administrator, congratulated Chair Pierce, Vice Chair Porter, and the members of the Board. He stated that he is looking forward to the coming year and noted that the Town Council is currently working to fill the existing vacancy on the Board. He added that the Board will be notified once an appointment has been made and concluded by wishing everyone a safe weekend.

b. Comments from the Board Members

No comments were provided.

c. Comments from Citizens

No members of the public provided comments.

5. Adjournment

There being no further business, and without objection, Chair Pierce adjourned the January 22, 2026, Board of Zoning Appeals Regular Meeting at 7:06 p.m.

**Margie C. Tacci
Deputy Town Clerk**

Minutes approved by Board of Zoning Appeals: _____

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

Agenda Item: BOARD OF ZONING APPEALS, BZA #26-001, 1018 Grant Street, to seek a variance from Section 78-30.1(g), R-15-Dimensional Standards, to allow an addition to encroach into the required 45-foot setback along 2nd Street

Meeting Date: June 25, 2026

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The applicant is planning to renovate and expand the existing house. The proposed expansion extends approximately 6.5 feet towards the rear of the house and a covered porch extends an additional seven (7) feet. The original house was legally nonconforming with the secondary front setback requirement of 45 feet and the variance approved in 1997 allowed the previous addition to be within the 45-foot setback. If approved, this variance would allow additional building area to be located within the 45-foot setback. The existing building is approximately 15.5 feet from the 2nd street property line. One portion of the new addition (approximately 13 square feet) will be located approximately 12.5 feet from the property line. The rest of the addition would not be any nearer to the 2nd Street property line than the 15.5 feet that currently exists.

Background/Timing Impact:

The Board of Zoning Appeals approved Variance BZA #97-10 on June 26, 1997, which allowed an addition (current kitchen) on the rear of the house to encroach into the required 45-foot setback along 2nd Street. The existing house was already within the 45-foot setback in 1997.

The applicant met with town staff for a pre-application meeting on October 10, 2025, to discuss this project and was informed a variance would be required based on the proposal.

Fiscal Impact:

N/A

Legal Impact:

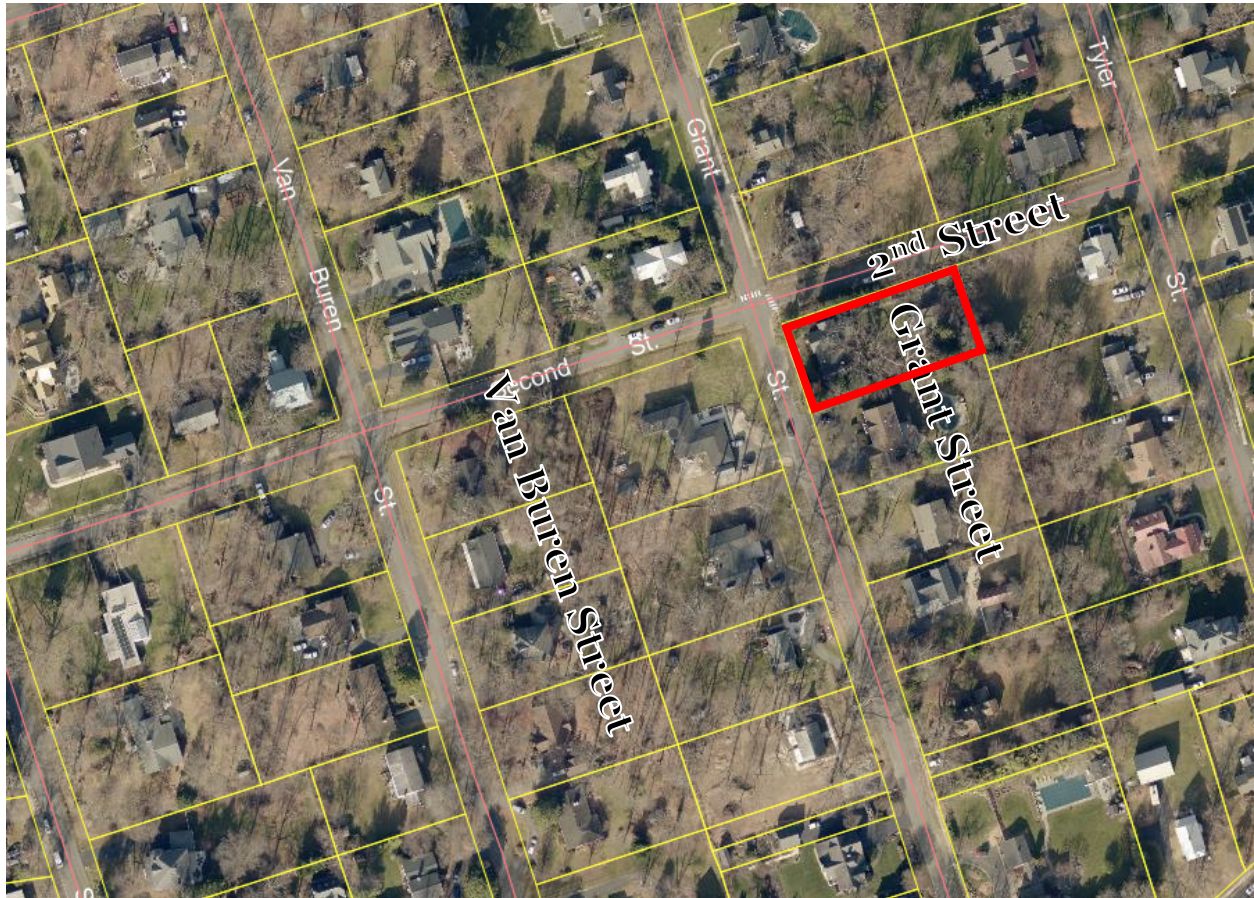
Approval of Variance BZA #26-001 will allow the applicant to proceed to administrative review of their project.

Staff Recommendation/Next Steps:

Recommend approval of Variance BZA #26-001.

Attachments:

1. BZA #26-001 Grant Street Staff Report
2. BZA #26-001 Resolution for Approval
3. BZA #26-001 Resolution for Denial
4. Applicant Statement of Support Letter
5. Proposed Development Plat
6. Proposed Architectural Drawings
7. BZA #97-10 Approved Plan
8. Legal Ad



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 Grant Street and Second Street. The lot is rectangular in shape, measuring 100 feet along Grant Street and 200 feet along Second Street. There is an existing single family house that was constructed between 1900 and 1920. The property is located within the town's Historic District Overlay.

The Board of Zoning Appeals approved Variance BZA #97-10 on June 26, 1997 which allowed an addition (current kitchen) on the rear of the house to encroach into the required 45-foot setback along 2nd Street. The existing house was already within the 45-foot setback in 1997.

Case Details & Proposal:

The applicant is planning to renovate and expand the existing house. The new construction will consist of a kitchen, breakfast nook, and mudroom. The proposed expansion extends approximately 6.5 feet towards the rear of the house and a covered porch extends an additional 7 feet. The original house was legally nonconforming with the secondary front setback requirement of 45 feet and the variance approved in 1997 allowed the previous addition to be within the 45-foot setback. If approved, this variance would allow additional building area to be located within the 45-foot setback. The existing building is approximately 15.5 feet from the 2nd street property line. One portion of the new addition (approximately 13 square feet) will be located approximately 12.5 feet from the property line. The rest of the addition would not be any nearer to the 2nd Street property line than the 15.5 feet that currently exists.

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.

Variance Request – to allow the alteration and expansion of a legally nonconforming structure that is located in the required 45-foot secondary front 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 and orientation of the legally nonconforming structure 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	The original house has been located in the 45-foot setback as far as can be determined and allowing additional floor area into the setback in 1997 has not resulted in substantial detriment to adjacent properties. The additional area requested is a similar request to what has been approved.
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 #26-001

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 the July 23, 2026 regular meeting.

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. Except and unless as may be amended by a decision of the Historic District Review Board, the variance shall be in substantial conformance with the Proposed Development Plat and Proposed Architectural Drawings prepared by MW Architects, entitled Sims Residence, and dated 01/26/2026.
2. The variance shall become null and void if the existing house is fully demolished.

TOWN OF HERNDON, VIRGINIA
BOARD OF ZONING APPEALS

RESOLUTION

JUNE 25, 2026

Resolution– to grant Variance Application BZA #26-001, 1018 Grant Street, seeking a variance from Section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and expansion of a legally nonconforming structure that is located in the required 45-foot secondary front setback.

RECITALS

The applicant, Michael Wijdoogen, MW Architects, and property owners, James R Sims III and Benta A Sims, have submitted a variance application to allow for the alteration and addition of the existing legally nonconforming structure.

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 June 25, 2026, 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

Proposed Resolution for Approval

- 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. Except and unless as may be amended by a decision of the Historic District Review Board, the variance shall be in substantial conformance with the Proposed Development Plat and Proposed Architectural Drawings prepared by MW Architects, entitled Sims Residence, and dated 01/20/2026.
 - b. The variance shall become null and void if the existing house is fully demolished.

In favor: _____

Against: _____

Attest: _____

Recording Secretary

Date: _____

TOWN OF HERNDON, VIRGINIA
BOARD OF ZONING APPEALS

RESOLUTION

JUNE 25, 2026

Resolution– to deny Variance Application BZA #26-001, 1018 Grant Street, seeking a variance from Section 78-30.1(g), R-15 Dimensional Standards, to allow for the alteration and expansion of a legally nonconforming structure that is located in the required 45-foot secondary front setback.

RECITALS

The applicant, Michael Wijdoogen, MW Architects, and property owners, James R Sims III and Benta A Sims, have submitted a variance application to allow for the alteration and addition of the existing legally nonconforming structure.

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 June 25, 2026, 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: _____

April 27, 2026

Town of Herndon
Board of Zoning Appeals
777 Lynn Street
Herndon, VA 20170

Statement of Support

Background:

MW Architects is requesting a variance to permit renovations to the property located at 1018 Grant Street, Herndon, VA 20170. According to the Herndon Heritage Preservation Survey, the existing structure is a vernacular Victorian residence dating from approximately 1900–1920. The property is situated within the R-15 residential zoning district and occupies a corner lot.

The existing structure does not conform to current setback requirements, and the proposed addition will extend into a required setback. Due to these existing nonconforming conditions and the nature of the proposed improvements, a variance from Chapter 78 of the Town Code is required.

Project Description:

The existing structure currently occupies approximately 2,120 square feet of the 20,000-square-foot lot. The proposed improvements will increase the building footprint to approximately 2,660 square feet. The project consists of a single-story addition to the rear elevation, expanding the kitchen and family room areas. This work will require removal of the existing kitchen area, enclosed sunroom, and exposed patio.

The proposed addition will extend from the existing laundry room approximately 13 feet 1 inch beyond the rear-left corner of the structure, for the proposed rear facing porch. On the right side, the addition will extend approximately 8 feet 3 inches beyond the right rear corner of the existing family room. Access to the family room addition will be provided by a door via a right-side facing portico with a gabled standing seam roof, supported by 8x8 fluted columns.

Additional improvements include an extension of the existing foundation, screened by lattice beneath the porch, and providing a new interior basement stair. Part of this design is a non-roofed areaway that will provide exterior secondary access to the basement on the left side of the home. This proposed change will replace the existing outdoor “Bilco” door system

basement access. The existing basement access is unsafe and requires the property owners to provide foam to protect people from hitting their heads on the upper metal frame of the “Bilco” door enclosure as it is too low for safe access.

The architectural design incorporates multiple gable roof elements. Standing seam roofing will be used on the porch, mudroom bump-out, family room entrance, and existing front entry. Decorative “Hardi” fish-scale shingles will be installed in the gable ends to match the existing style, and yellow “Hardi” siding will be used to maintain consistency with the original home. “Hardi” trim and “Hardi” corner boards will be four inches in width.

The proposed first-floor windows will be double-hung (2/2) with trim aligned to match the existing structure. The proposed basement windows are awning windows. The awning windows on the left side of the mudroom and bathroom are proposed to match the existing front elevation windows of the first-floor bedroom’s bathroom and walk-in closet.

The rear porch will extend approximately 7 feet beyond the enclosed addition, with stairs extending an additional 4 feet 2 inches. The porch will be supported by 8x8 fluted columns. “Trek” or synthetic wood grain steps with railings. Approximately 11 feet 9 inches will remain between the proposed porch and the existing rear-yard shed.

Request for Variance from Chapter 78 of the Town Code:

To Permit: The demolition of the existing kitchen, sunroom, and patio. Then to allow the construction with a nonconforming reconfigured porch, mudroom, bathroom, kitchen area, breakfast nook and family room area addition to the rear of the home.

Address: 1018 Grant Street, Herndon

Lot Area: 20,000 square feet

Zoning District: R-15

Good Faith Acquisition

The subject property was purchased by the applicants, Jim and Benta Sims, as their principal residence. At the time of this acquisition, the kitchen, dining and living room space, while modest, was functional however no longer meets today’s needs. Since their purchase in 2024, the applicants have heavily invested in the property in good faith as their primary home.

Undue Hardship Resulting from Strict Enforcement of the Zoning Ordinance

Strict application of the zoning regulations would create an undue hardship due to the unique characteristics of the property:

1. The property is located on a corner lot at the northwest intersection of Grant Street and Second Street. As a result, it is subject to two front yard setback requirements, each measuring 45 feet. These dual setbacks extend into and overlap with the existing structure, as shown on the attached plat. The proposed improvements are designed to align more appropriately with the current footprint of the house, rather than further encroaching into constrained setback areas.
2. Per “BZA #97-10 – APPLICATION FOR VARIANCES FROM ZONING ORDINANCE SECTIONS 28-4-5 and 28-31-1 (c)(1) to permit the construction of an addition to an existing nonconforming single-family dwelling to be located within the required setback”, the BZA has granted this property a variance in this case. This prior approval reflects the recognition of the property’s unique constraints and supports the appropriateness of granting similar relief for the currently proposed improvements.
3. The dwelling is a turn-of-the-century vernacular Victorian located within the Historic District and is designated as a contributing structure.
 - a. Accordingly, the home is a legally pre-existing nonconforming structure with respect to current setback requirements.
 - b. The existing kitchen is disconnected from the dining room by a turning hallway, resulting in an inefficient circulation pattern. Any proposed modernization or reconfiguration should reposition the kitchen closer to the dining area to improve functionality and adjacency.
4. The only existing access to the basement is currently provided by an outdated, inconvenient and hazardous exterior cellar door configuration, requiring the homeowners to exit their house to enter the basement. The proposed design will alter this condition and introduce interior access to the basement, improving safety, functionality and overall integration with the primary living space.
5. The proposed addition includes an accessible bathroom and mudroom, creating a more functional and contemporary living arrangement. These improvements align with modern residential needs while remaining compatible with the existing structure and overall character

of the home. Additionally, the redesigned bathroom will better accommodate the homeowners and elderly guests by providing access without the need to navigate the interior steps to access the existing bathrooms on the existing first floor level.

We believe that the information provided in this document is sufficient to support approval by the Board of Zoning Appeals for the requested relief from the applicable zoning regulations for the subject property. Should the Board have any questions or require additional information, please do not hesitate to contact us.

Thank you,

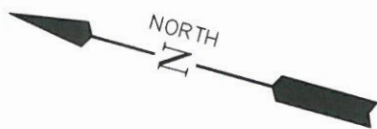
A handwritten signature in blue ink, appearing to read 'M. Wijdoogen', with a long horizontal line extending to the right.

Michael Wijdoogen, AIA, NCARB, LEED, AP BD+C
Principal/Architect

NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND.
IPS = IRON PIPE SET.

NON-BUILDABLE AREA



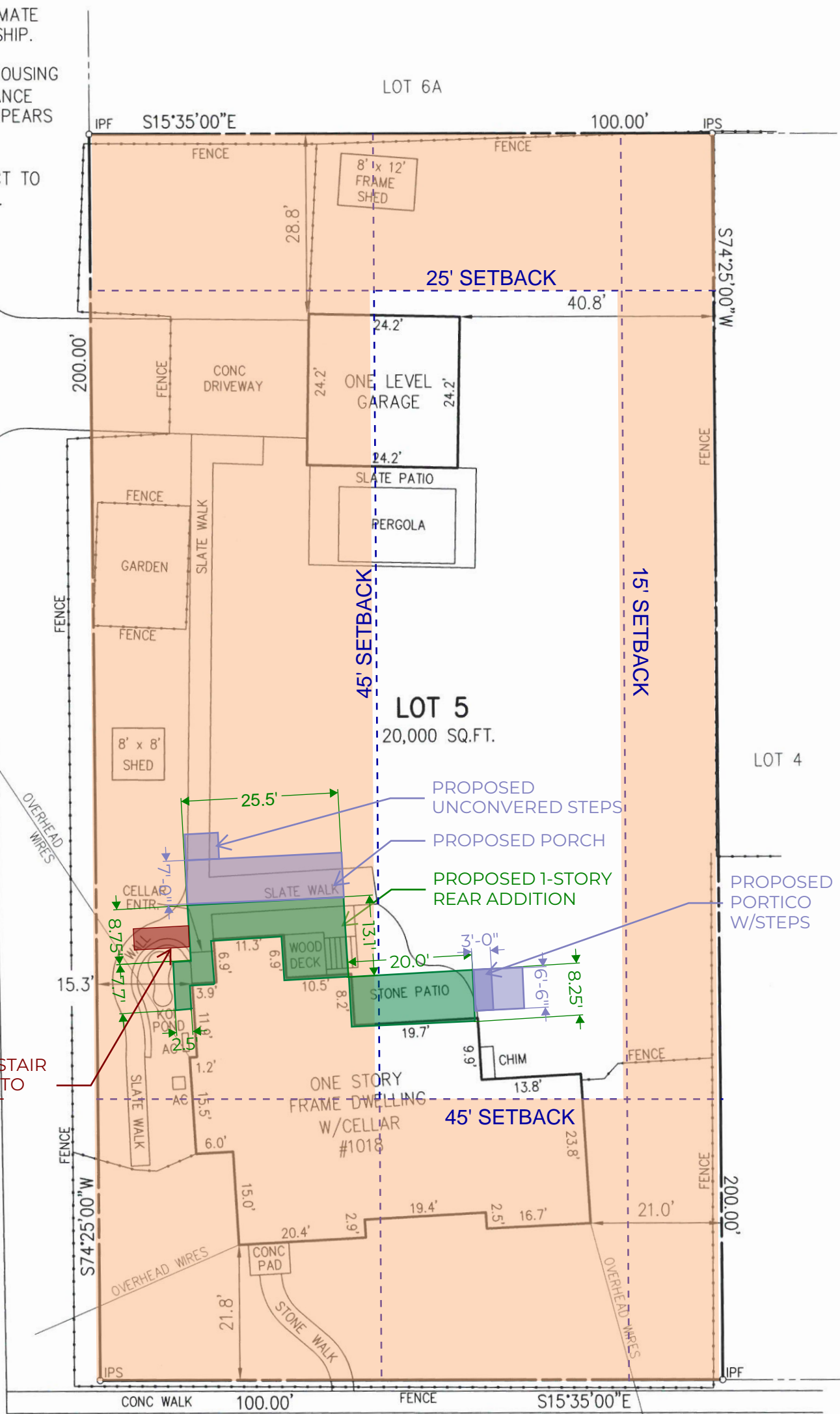
SECOND STREET
(50' RIGHT-OF-WAY)

OPEN AIR STAIR
AREAWAY TO
BASEMENT

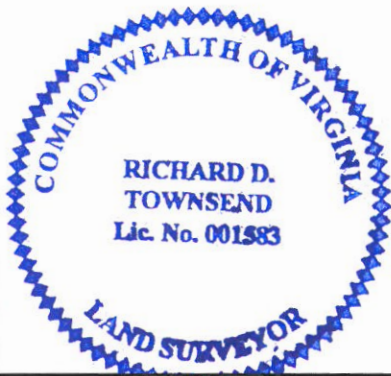
HOUSE LOCATION SURVEY
LOT 5 - BLOCK 5
**D. VAN VLECK'S ADDITION TO
THE TOWN OF HERNDON**

TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: 5-9-2024



GRANT STREET
(50' RIGHT-OF-WAY)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

Richard D. Townsend
CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.

ENGINEERS · SURVEYORS
9252 MOSBY STREET · MANASSAS, VIRGINIA 20110
703-368-8001 · WWW.SCHOOLSANDTOWNSEND.COM

PARCEL IDENTIFICATION #: 0104-03-05-0005

OWNER OF RECORD: WILLIAM & TAMARA SAVAGE (D.B. 7707 PG. 1041)

CASE NAME: CARDINAL TITLE GROUP

DRFT. BY: RT

WO#: 4-24-239

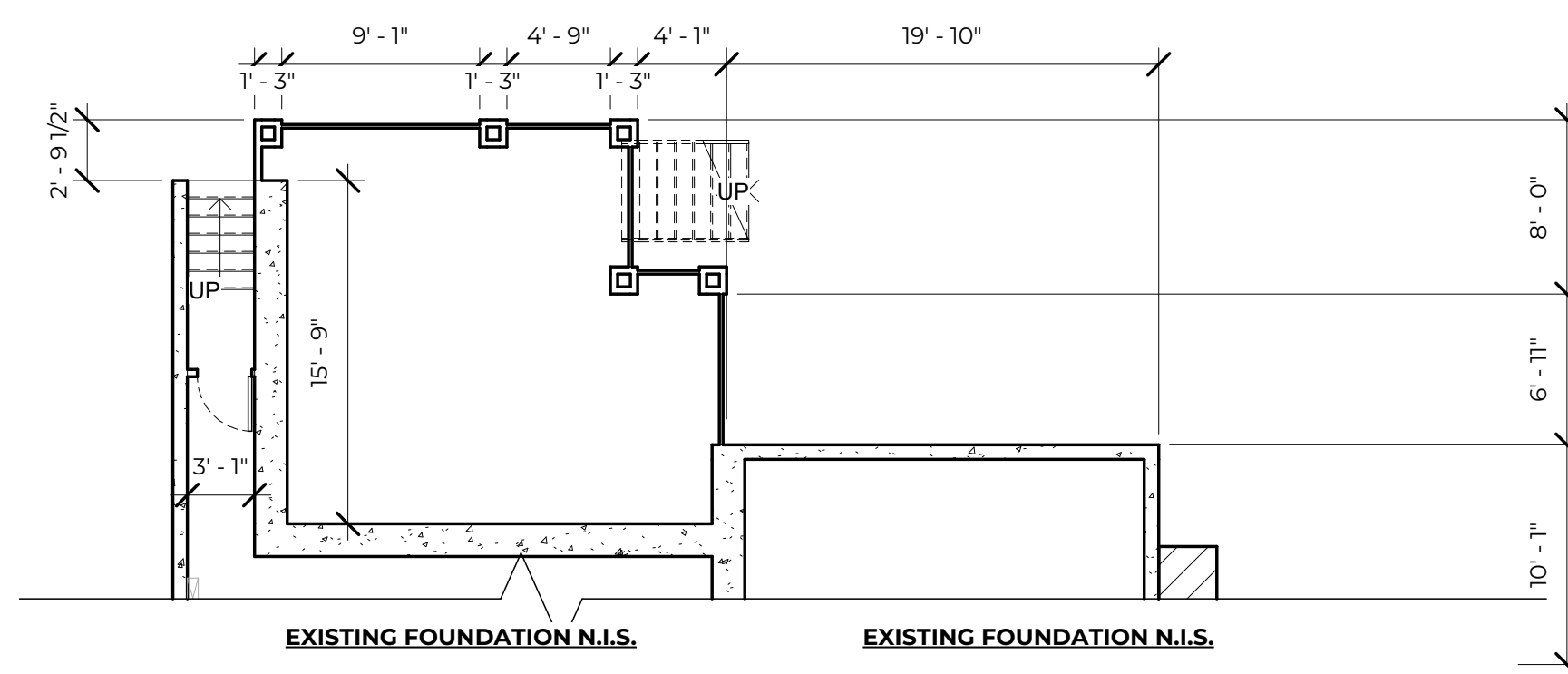
FB. 768 PG. 22

CHKD. BY: AC

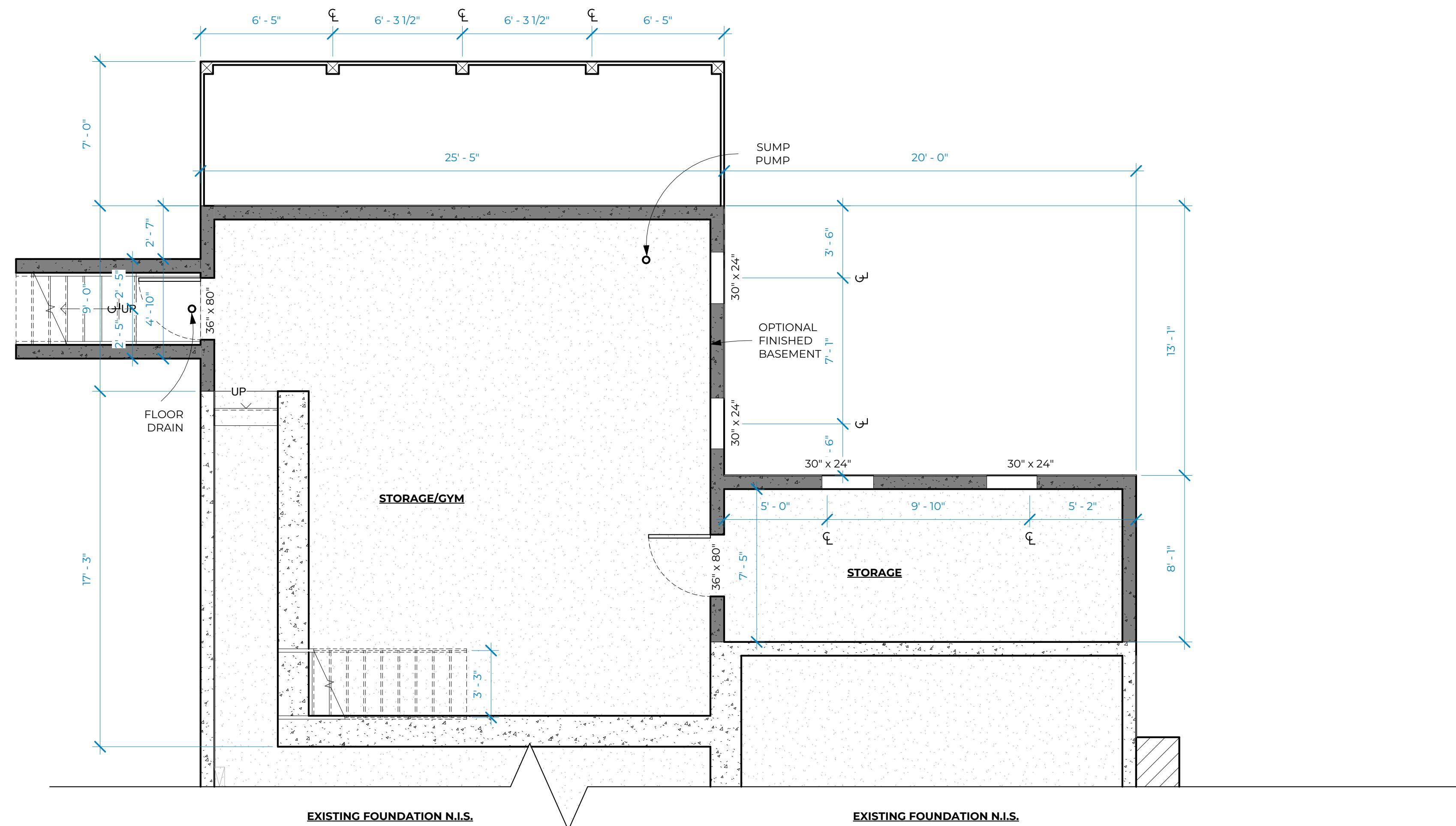
LEGEND & GENERAL INFORMATION:

- EXISTING WALLS TO REMAIN N.I.S. NOT IN SCOPE
- NEW WALLS DEMO'D WALLS & DOORS
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR

NOTE: THE INFORMATION REGARDING THE EXISTING CONSTRUCTION WAS OBTAINED BY FIELD INVESTIGATION. ALL INFORMATION SPECIFYING EXISTING CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR. IF EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT/DESIGNER ON RECORD.



1 EXIST. BASEMENT PLAN
1/8" = 1'-0"



2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

MW
ARCHITECTS

"Architecture with a scaled & constructive approach"

761C Monroe Street, Suite 100
Herndon, VA 20170
(833)-819-9461

www.mwarchitects.com

SIMS RESIDENCE

1018 Grant St
Herndon, VA, 20170

PROJECT NUMBER: 25248
DATE: 01/20/26
DRAWN BY: MS
CHECKED BY: ML + MSW

REVISIONS:
BZA: 04/27/2026

SEAL:

SCALE: As indicated

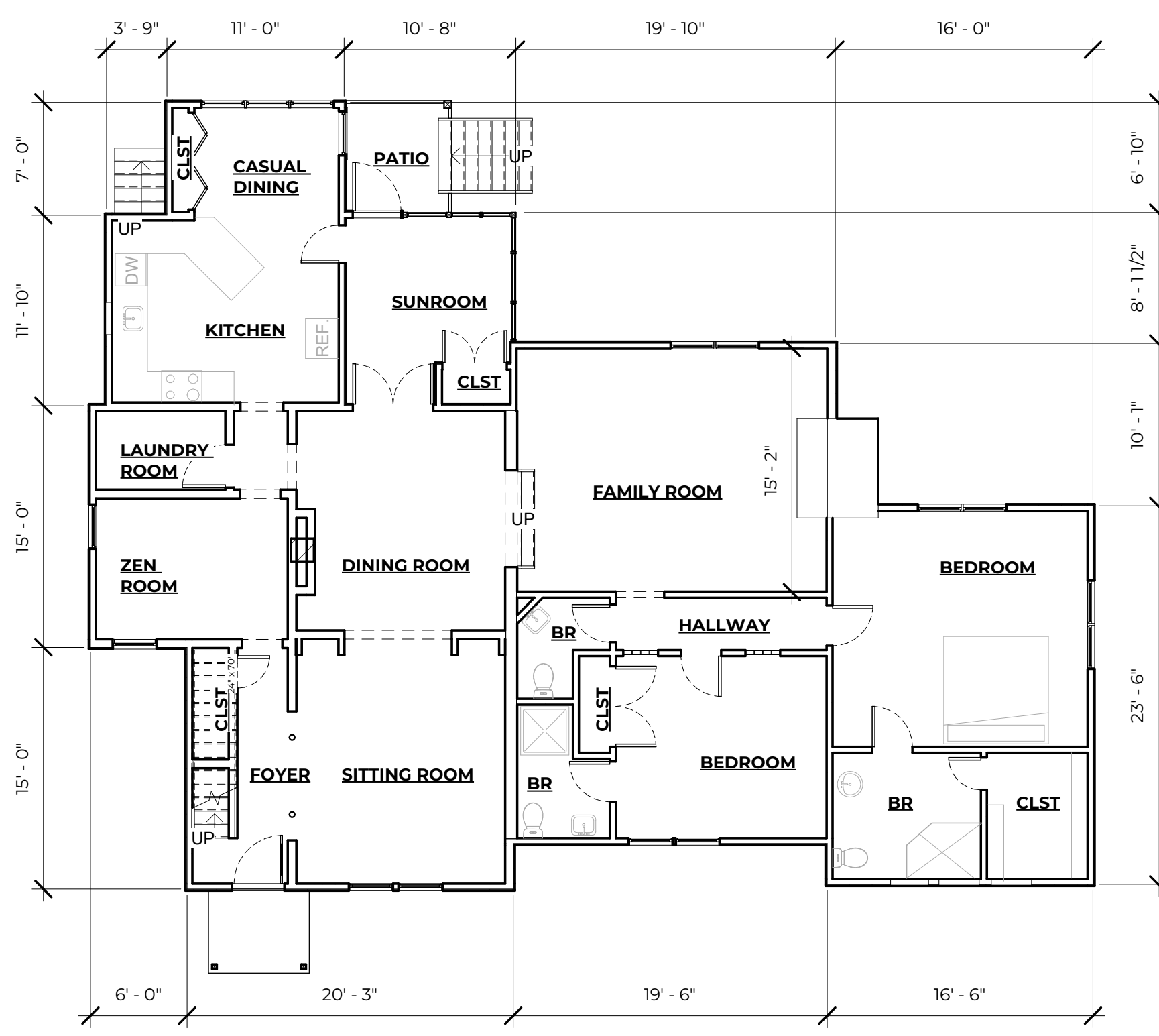
SHEET TITLE: BASEMENT FLOOR PLANS

SHEET NUMBER: A1.0

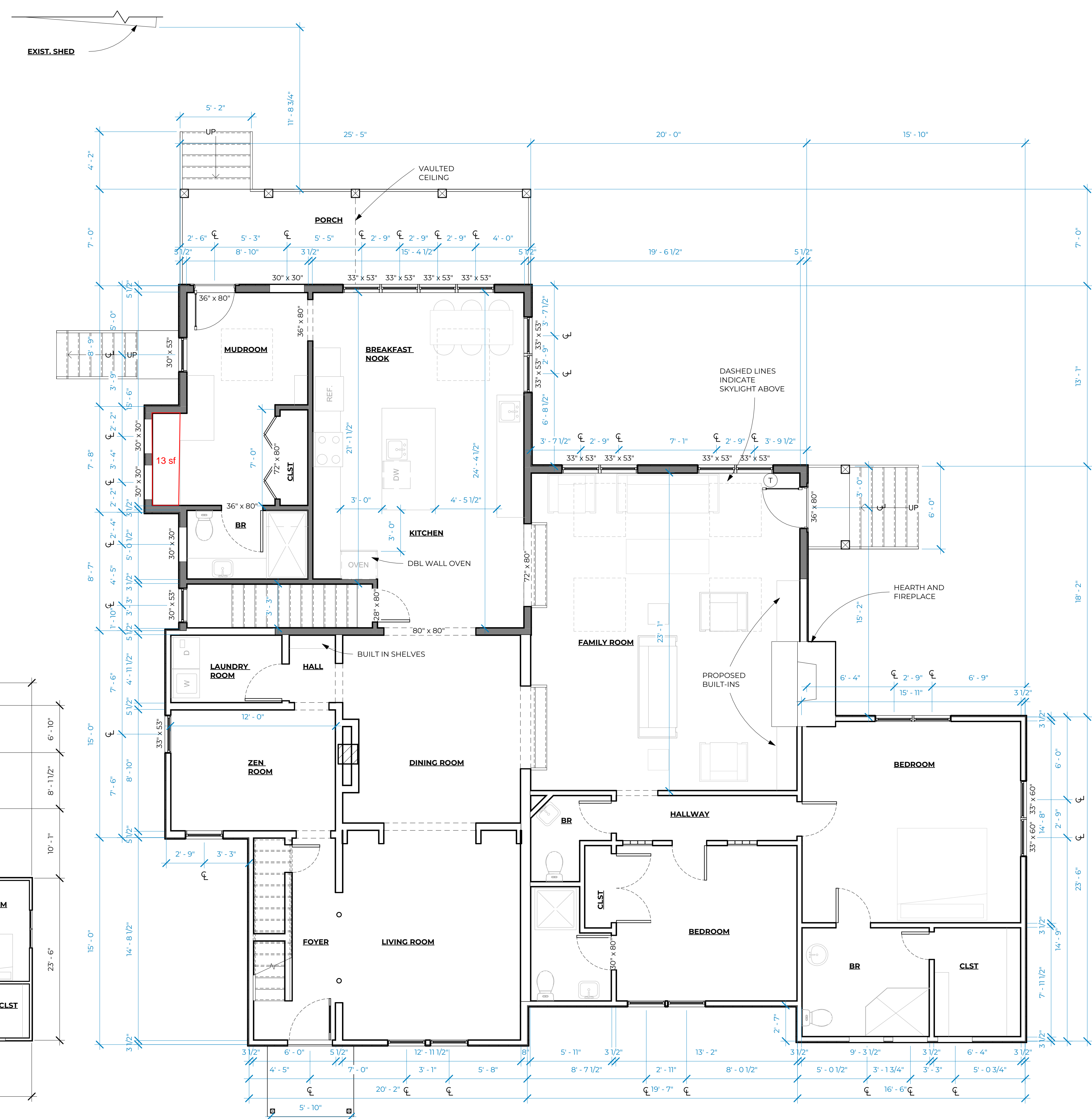
LEGEND & GENERAL INFORMATION:

- EXISTING WALLS TO REMAIN
- NEW WALLS
- N.I.S. NOT IN SCOPE
- DEMO'D WALLS & DOORS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

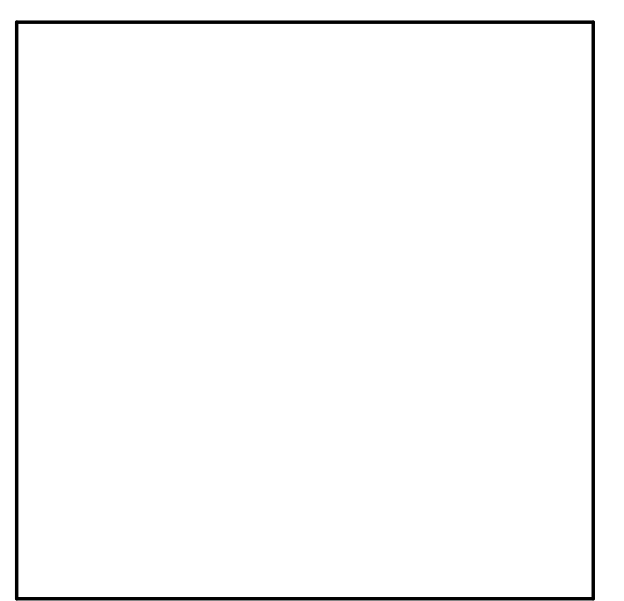
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2 EXIST. FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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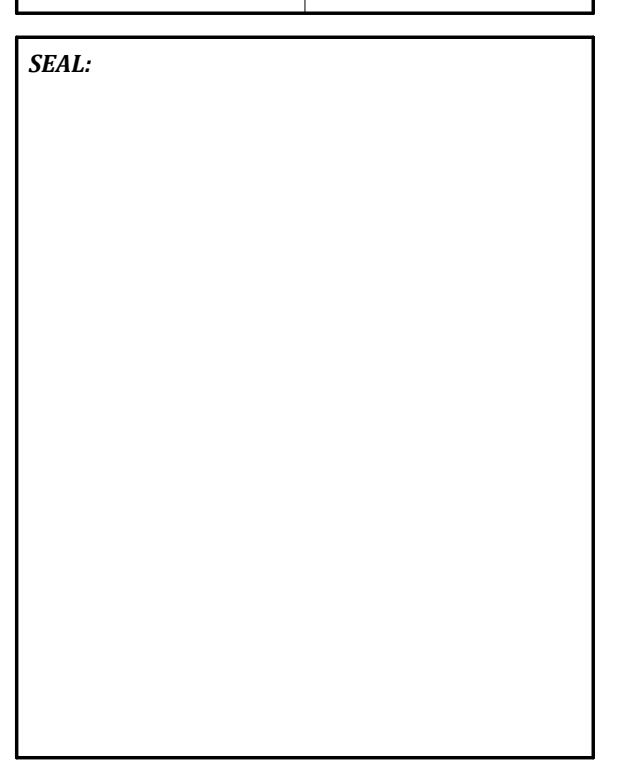
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SIMS RESIDENCE

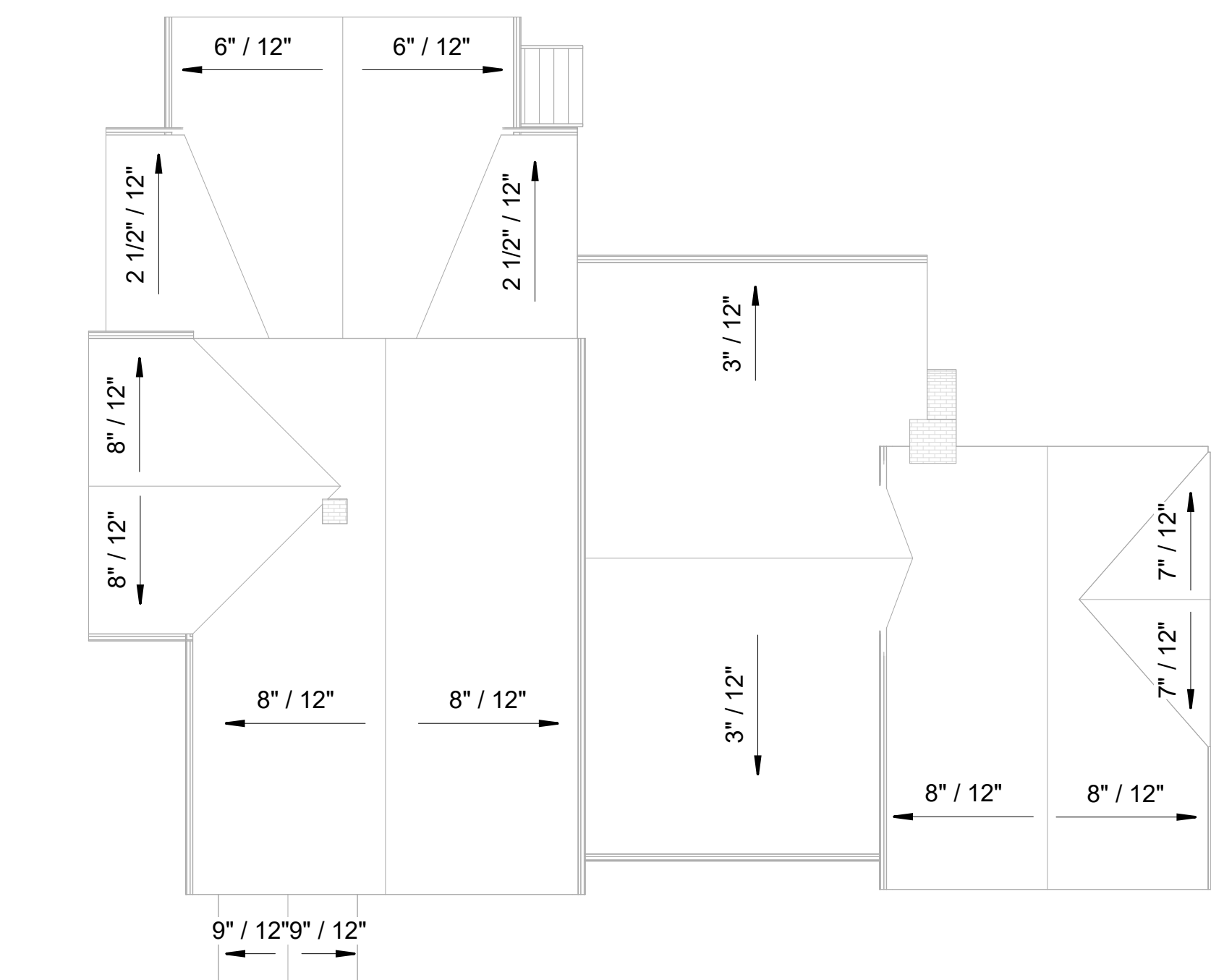
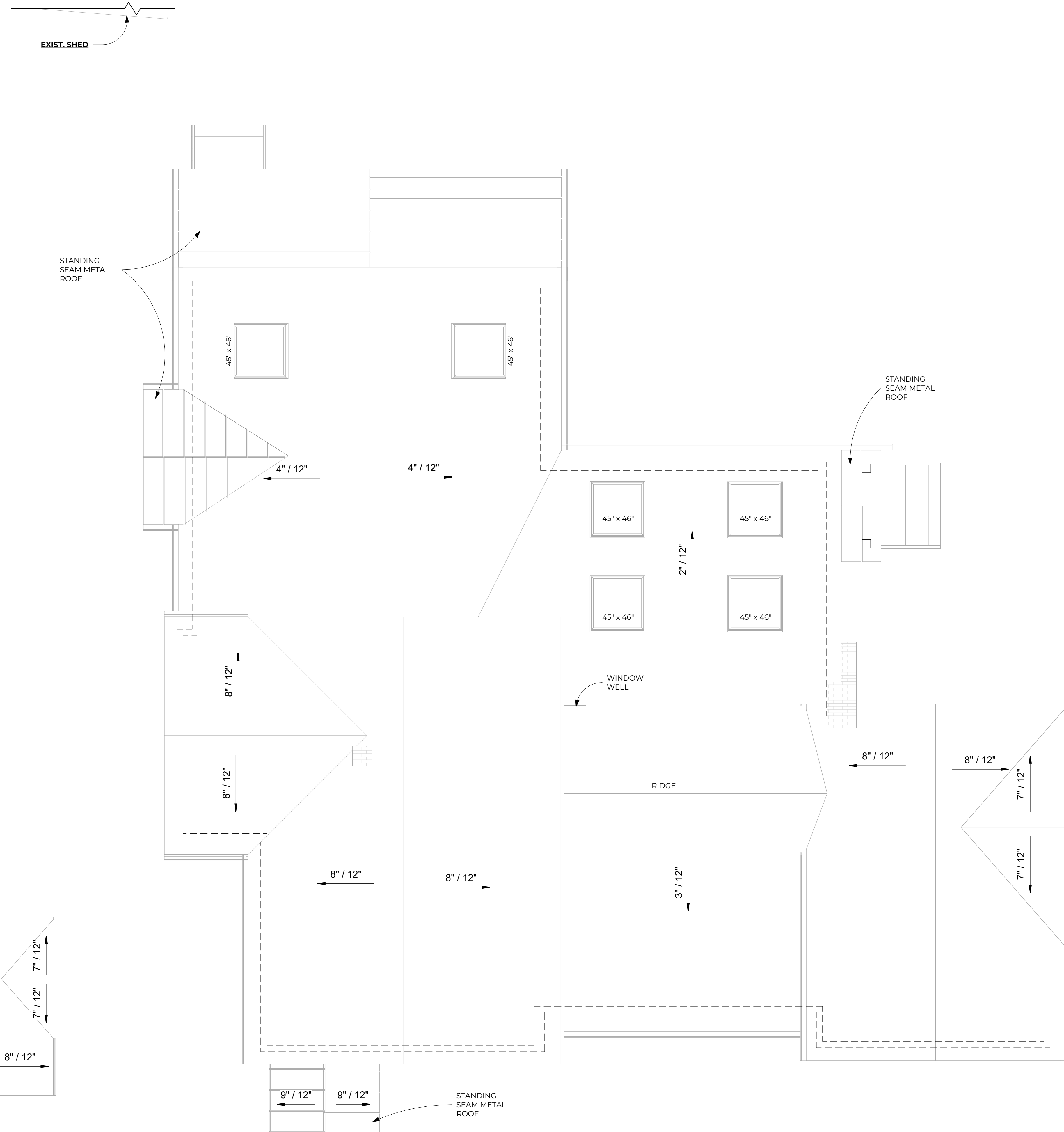
1018 Grant St
Herndon, VA, 20170

PROJECT NUMBER:	25248
DATE:	01/20/26
DRAWN BY:	MS
CHECKED BY:	MSW

REVISIONS:	
BZA: 04/27/2026	



SCALE:	As indicated
SHEET TITLE:	FIRST FLOOR PLANS
SHEET NUMBER:	A1.1



2 EXIST. ROOF PLAN A
1/8" = 1'-0"

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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SHEET TITLE:	ROOF PLANS
SHEET NUMBER:	A1.2

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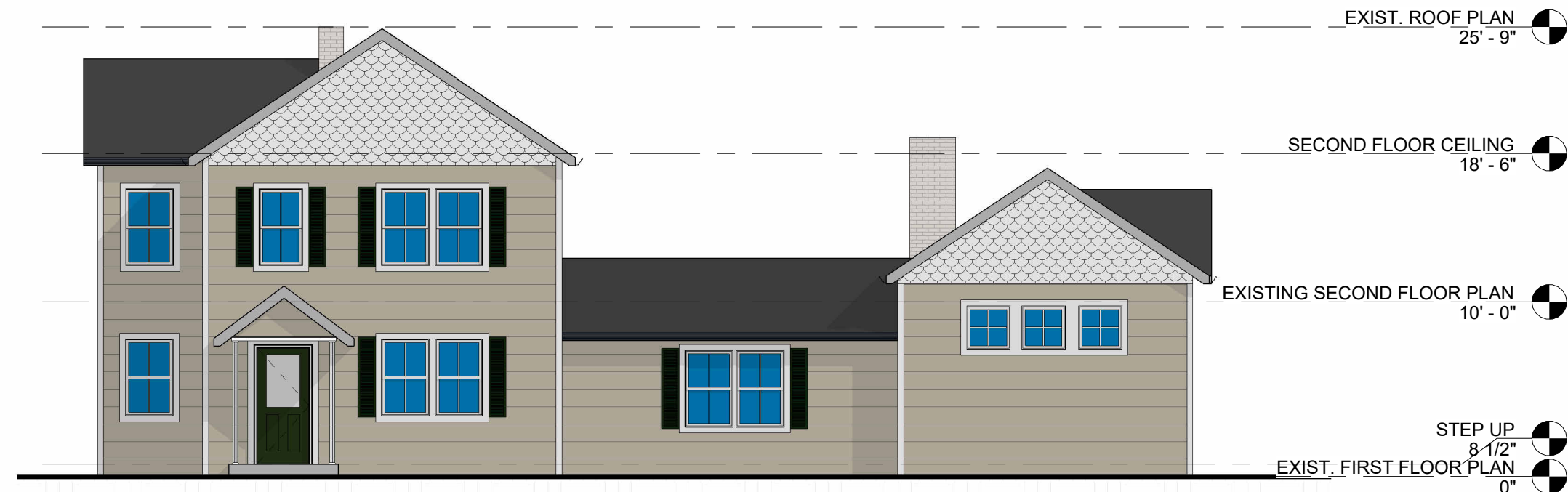
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WOOD NOTES:

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1/8" = 1'-0"



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1/4" = 1'-0"

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SEAL:

SCALE:	As indicated
SHEET TITLE:	FRONT ELEVATIONS
SHEET NUMBER:	A2.0

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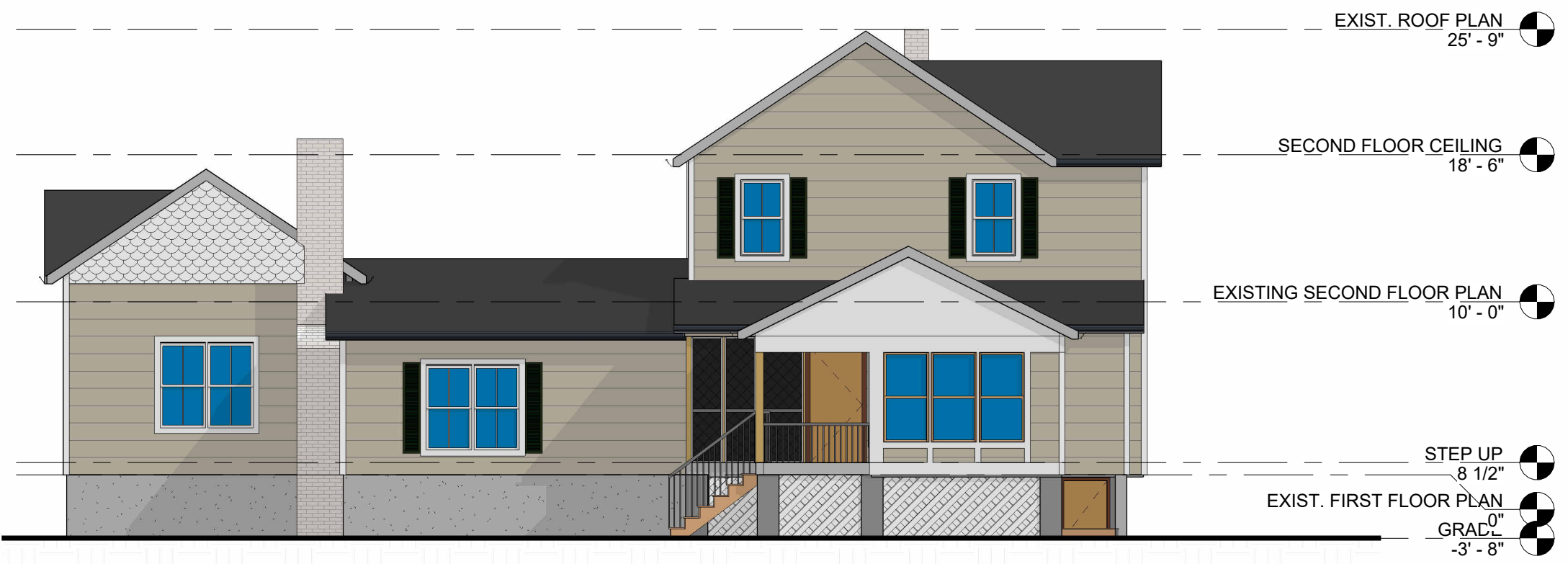
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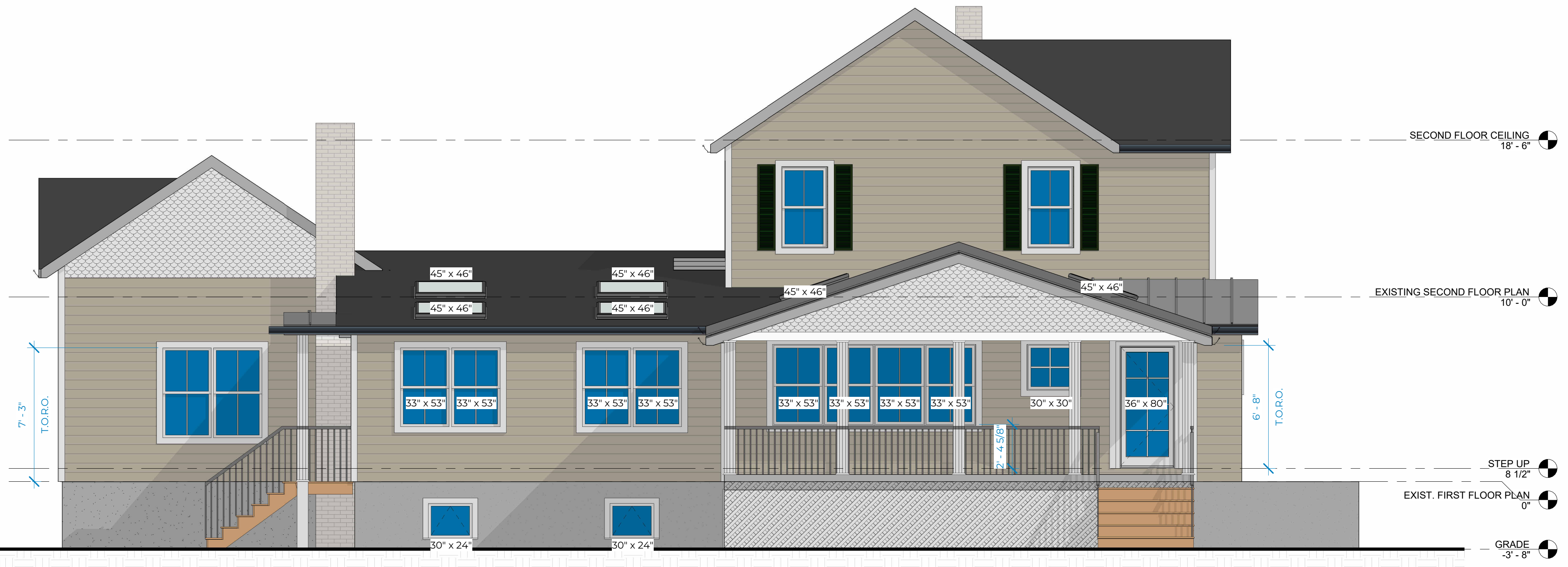
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1/4" = 1'-0"



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SEAL:

SCALE:	As indicated
SHEET TITLE:	REAR ELEVATIONS
SHEET NUMBER:	A2.1

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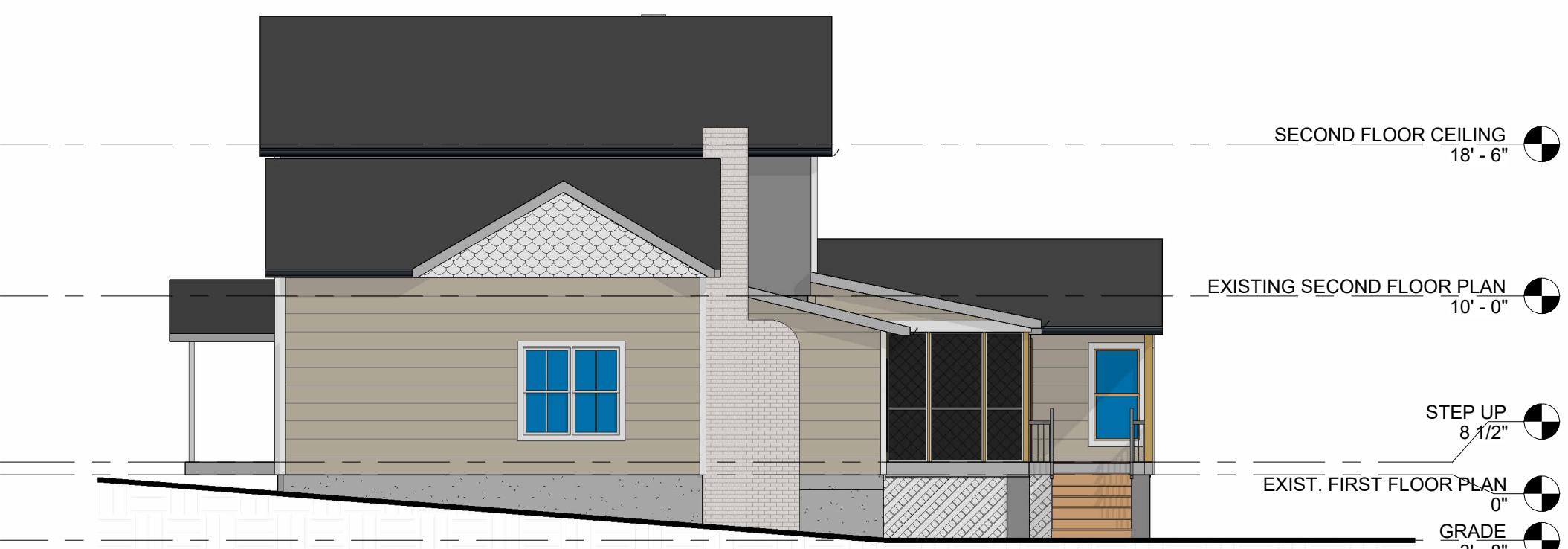
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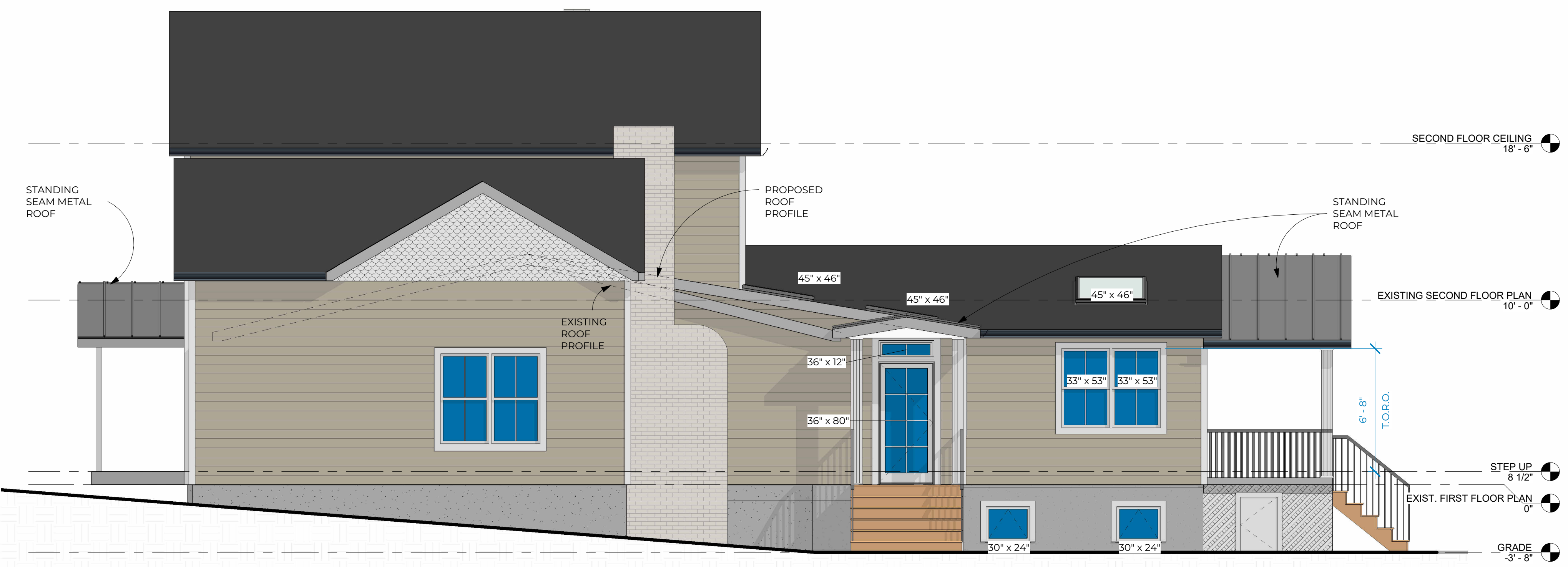
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SCALE:	As indicated
SHEET TITLE:	RIGHT ELEVATIONS
SHEET NUMBER:	A2.2

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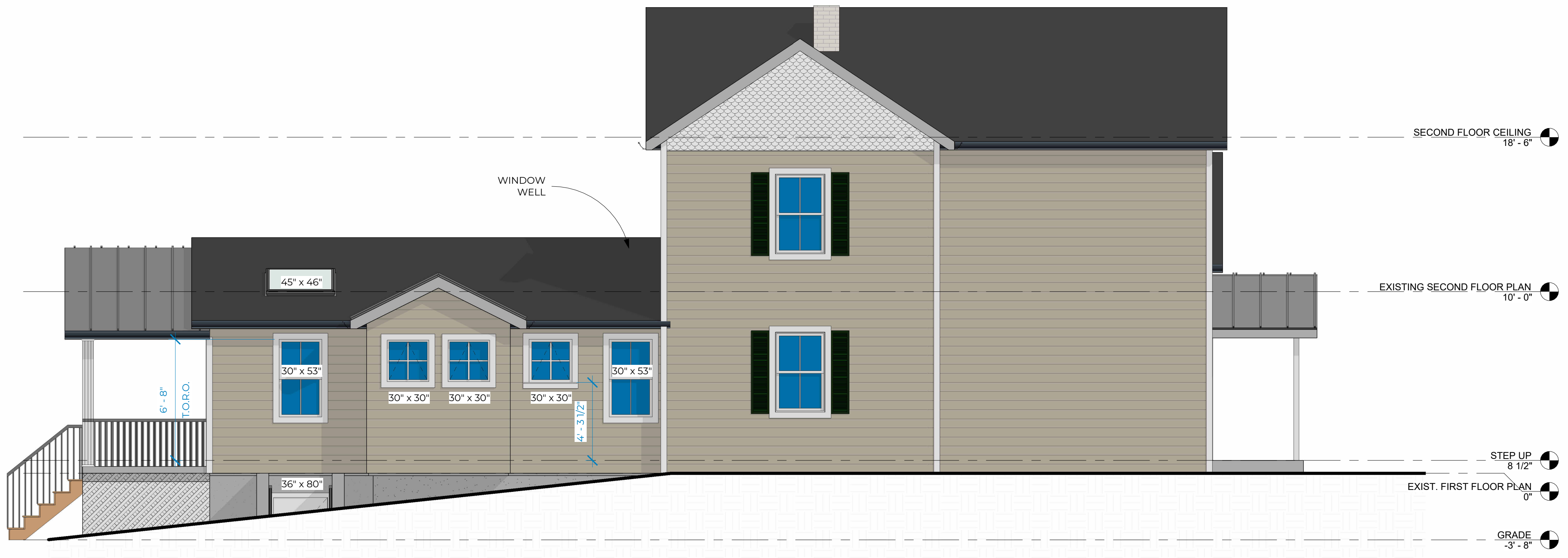
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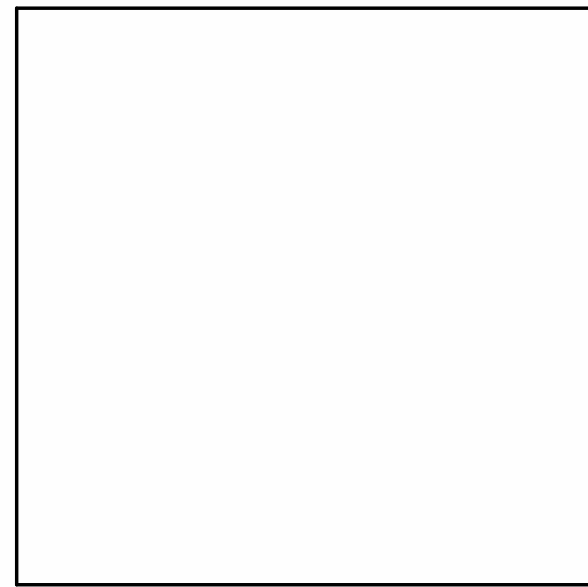
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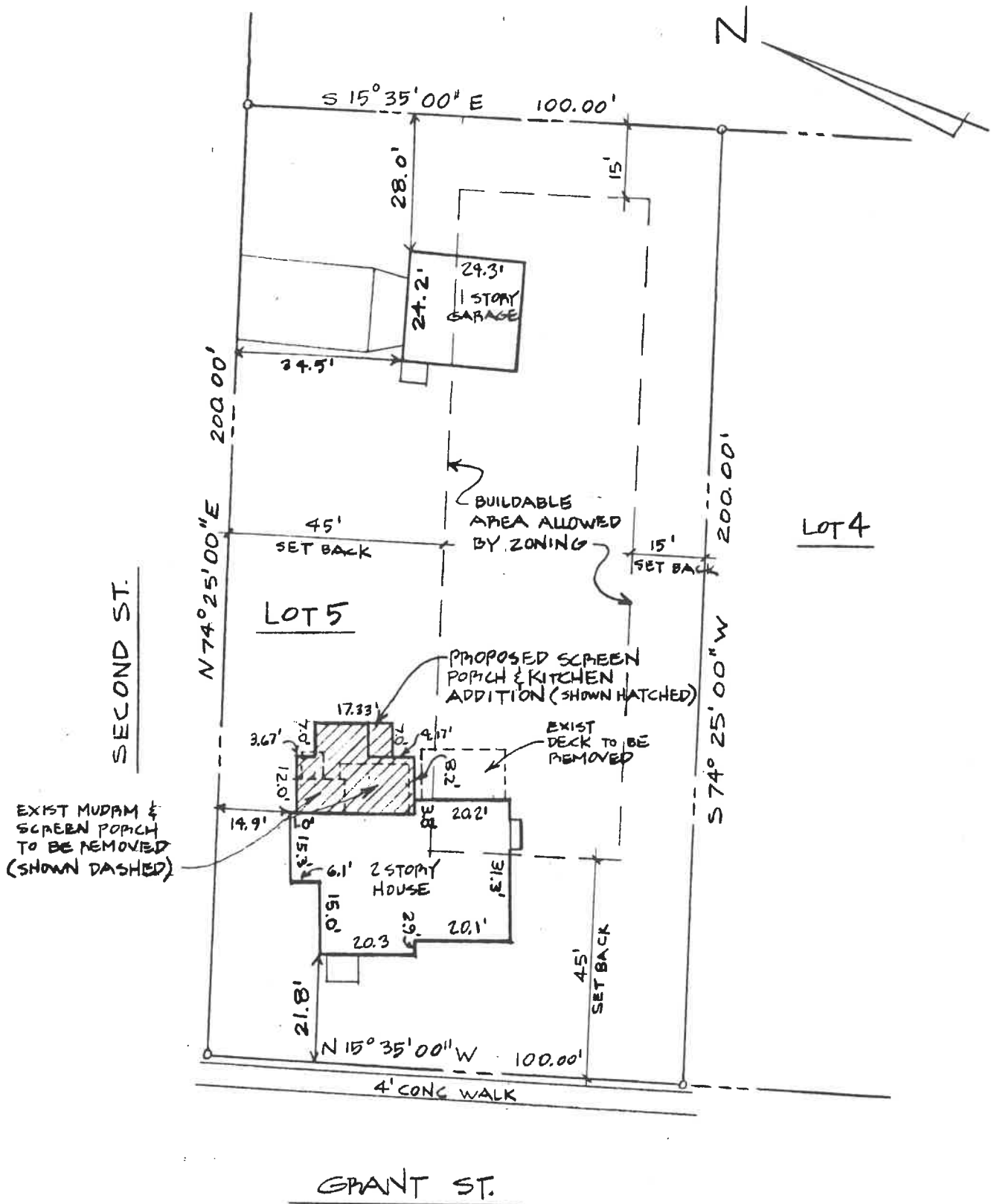
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SEAL:

SCALE:	As indicated
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SHEET NUMBER:	A2.3



SITE PLAN

1" = 30'

SAVAGE RESIDENCE ADDITION

1018 GRANT ST., HERNDON, VA

THOMAS J. O'NEIL, ARCHITECT

5/13/97

**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, June 25, 2026, 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 #26-001, 1018 Grant Street, to seek a variance from Section 78-30.1(g), R-15-Dimensional Standards, to allow an addition to encroach into the required 45-foot setback along 2nd Street. The 20,000 square-foot lot is located at 1018 Grant Street, on the southeast corner of Grant Street and 2nd Street. The property is zoned R-15, Single Family Residential. Fairfax County Tax Map Number 0104 03050005. Applicant: Michael Wijdoogen, MW Architects. Property Owners: James R Sims III and Benta A Sims.

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 town.clerk@herndon-va.gov.

The proposed item is available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review 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 for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on June 5, 2026/June 12, 2026