Reston Association  
Design Review Board Meeting Minutes  
March 10, 2020

PRESENT: Nick Georgas, Michael Wood, Bruce Ramo

STAFF PRESENT: Anna Donato, Jane Houston

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks  
Vice Chair Nick Georgas called the meeting to order at 6:30 pm and established that quorum of the Design Review Board was present.

B. Approval of the March 10, 2020, Design Review Board Meeting Agenda  
DRB member Nick Georgas, seconded by DRB member Bruce Ramo, moved to approve the March 10, 2020 Design Review Board agenda.

The motion passed unanimously.

C. Approval of the Last Meetings Minutes  
There were no minutes to approve.

II. MEMBER COMMENTS

DRB member Nick Georgas encouraged cluster boards to update their standards, and to consider scheduling a meeting with RA’s Community Outreach Manager, Meagan Micozzi to learn more about the process.

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. 2506 Pinoak Lane (D*)  
Andre Fatianov

The homeowner was present.

DRB member Bruce Ramo, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision on existing fence modification to the next available Full Design Review Board meeting, to allow the applicant the opportunity to submit supplementary detailed and specific documentation, as requested.

The Design Review Board requests the applicant contact their Covenants Advisor to schedule the application accordingly.
The motion passed unanimously.

E.  1616 Park Overlook Drive (C)
    Christian Pelfrey

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Michael Wood made the following motion:

Approved partial replacement roofing (approx. 5’ D x 10’ L, Thermoplastic Polyolefin (TOP), color: none chosen) in rear location as indicated in submitted photos, as amended, to include the following changes:

The color of the roof must be either black or grey.

The slope of the roof must be close to 5%.

The Design Review Board encourages the cluster board to consider adding Thermoplastic Polyolefin (TOP) in the color of grey or black, for flat portions of roofs only, to the Bentana Woods East standards for roofing and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

F.  11540 Wild Hawthorn Court (C#)
    Jane Howland

The homeowner and the affected party were present.

DRB member Michael Wood, seconded by DRB member Bruce Ramo, made the following motion:

Approved fence (approx. 46’ L x 6’ H, board-on-board, straight vertical slats at top, approx. 18” H, pressure treated wood) and gate (1, approx. 4’ W x 6’ H, board-on-board, straight vertical slats at top, approx. 18” H, pressure treated wood) in side and rear locations as indicated in submitted site plans and photos, as amended, to include the following change:

The fence must be built per Hawthorn Cluster standards for fencing, and not extend beyond the mid-point of home.

The motion passed unanimously.
G.  11204 Bradbury Lane (D*)  
Sherri & William Walter 

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Bruce Ramo, made the following motion:

Disapproved existing walkway (approx. 6’ x 20’, asphalt, color: black) in front yard location as indicated on submitted site plan, as not in conformance with the Design Guidelines which state that walkways should be designed to be harmonious (in configuration, detail, color and material) with the architecture of the house and similar installations on other properties in the immediate neighborhood.

The Design Review Board requires the asphalt walkway be replaced with variegated slate/flagstone per the decision of July 15, 2019 within one hundred eighty (180) days from the date of this letter. This deadline supersedes the typical six months/eighteen-month timeline.

The motion passed unanimously.

H.  11309 Stones Throw Drive (D)  
Ali & Diane Mahmoud; Sara & Charles Davis 

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Bruce Ramo, made the following motion:

a. Approved sunroom (approx. 22’ W x 20’ D) and replacement deck (approx. 16’ W x 20’ D, Azek Timbertech, color: Mountain Redwood, deck railing, Azek Reserve, color: white, round, PVC balusters, color: black) in rear location as indicated on submitted site plan and elevation drawings to include the following:

• Siding and trim: (to match existing home; brick foundation to match existing home) 
• Roofing: (fiberglass, color to match existing) 
• Bay window roof: (Englert metal roofing, color: Medium Bronze to match existing home) 
• Windows: (approx. 6, Andersen A series, Fibrex, casement, no grills, color: Dove Grey) 
• Doors: (1, Andersen A series, Fibrex, 4-panel slider, no grills, color: Dove Grey) 
• Skylights: (4, Velux, color: black) 
• Lighting: (3, Artcraft, Sussex style, wall sconce, color: black) 

as amended, to include the following change:
Only one style of lighting must be used, specifically Arctcraft.

b. Approved replacement railing (Azek Reserve, color: white, round, PVC balusters, color: black) in rear, upper balcony location as indicated on submitted site plan and elevation drawings, as proposed.

The motion passed unanimously.

I. 2429 Silver Fox Lane (D*)
Ignacio & Ana Perez

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Michael Wood, made the following motion:

Approved existing exterior colors (Glidden Premium Exterior Semi-Gloss, color: Tundra Pond) in front entry and garage door locations, as indicated in submitted photos, as proposed.

The motion passed unanimously.

J. 2416 Myrtle Lane (D)
Clifford & Erin Hodson

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Bruce Ramo, made the following motion:

Approved sunroom (approx. 26’ W x 18’ D) in rear location, as indicated on submitted site plans, to include the following:

- Siding: (approx. 3’ quarter knee wall, Hardie Plank, 6 ½” exposure, color: white) to match existing home
- Trim: (approx. 1” x 3 ½”, Azek, color: white) to match existing
- Roof: to match existing
- Screens: (6, color: black)
- Gutters: (6”, aluminum, color: white) to match existing
- Lighting: (existing)

as amended, to include the following changes:

Screen doors must be installed in lieu of glass doors.

The applicant must provide final, revised renderings to Reston Association staff prior to installation.
The motion passed unanimously.

K. 2298 Hitchcock Drive (D)
Mohan Manthena

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Nick Georgas, made the following motion:

Approved addition (approx. 14’ D x 44’ L) in rear location as indicated in submitted renderings and photos, to include the following:

- Siding: (to match existing home)
- Roof: (Timberline HD architectural shingles, color: Weathered Wood) to match existing home
- Lighting: (Feit, 12” LED Coach Lantern, color: bronze) to match existing
- Skylight: (remove completely from existing home)
- Windows: (7, Andersen, single-hung, Fibrex, grills, color: white) and conversions (2, sliding doors to 4, single-hung windows (Andersen, Fibrex, grills, color: white) on rear and side locations
- Egress window: (approx. 44” D x 48” H x 66” L) and window well cover, color: tan

as proposed.

The motion passed unanimously.

DRB member Michael Wood, seconded by DRB member Bruce Ramo, made the following motion:

Approved portico (2, 1 – approx. 12’ W x 5’ D x 9’ H, color: white, and 1 - approx. 14’ W x 5’ D x 9’ H, color: white) to include pillars (2, round architectural, color: white) in front and rear, left-side locations as indicated in submitted renderings, as amended, to include the following changes:

The roof must be metal or bronze material.

The roof must have a low slope, not a flat surface.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Michael Wood, made the following motion:

Approved alteration (basement walkout) to include the following:
• Stairs: (approx. 10, 4’ W)
• Railing: (approx. 8’ W x 12’ L x 42” H, iron, color: black)
• Landing: (2, approx. 4’)
• Handrail: (approx. 36” H x 96” W, color: black)
• Door: (approx. 80” x 36”, fiberglass, 6-panel, inswing, color: white)
• Light: (12”, Feit, LED Coach Lantern, color: bronze)

as amended, to include the following changes:

The railings must have vertical pickets.

Screening with minimum of five (5) approved plants/bushes must be installed.

The motion passed unanimously.

DRB member Nick Georgas, seconded by DRB member Michael Wood, made the following motion:

Approved fences (2, 1- approx. 6’ H, board-on-board, color: left to weather, and 1- approx. 4’ H, picket, color: left to weather, and gate, approx. 4’ H, color: left to weather) in rear and right-side locations as indicated on submitted site plan and photos, as amended, to include the following change:

The board-on-board fence must end at the Sunrise Valley Drive sign.

The motion passed unanimously.

DRB member Michael Wood, seconded by DRB member Nick Georgas, made the following motion:

Deferred decision for driveway extension/parking pad, to allow applicant an opportunity to restudy the plans for an acceptable size/design as a turn-around pad, and resubmit an application to the Full Design Review Board.

The Design Review Board requests the applicant contact their Covenants Advisor to schedule the application accordingly.

The motion passed unanimously.

L.
11404-C Washington Plaza (NR)
c/o Eun J. Lee (4044 Timber Oak Trail, Fairfax, VA  22033)

The representative was present.

DRB member Nick Georgas, seconded by DRB member Michael Wood, made the following motion:
a. Approved identification sign (1, approx. 2’ 6” W x 2’ L, “BARBERLAND GENTLEMEN’S GROOMING”, ACM board, non-illuminated, double-sided, color: side 1, black background, gold/white lettering; side 2, white background, gold/black lettering, ground mount, 4” x 4” post, wood, approx. 48” H, color: brown) in front location as indicated in submitted elevation drawings, as proposed.

b. Approved information signs (10, window decals, color: white, gold) on storefront location as indicated in submitted elevation drawings, to include the following:

- Decal 1: (approx. 18” H x 27” W, “Barberland Gentlemen’s Grooming”)
- Decal 2: (approx. 6.25” H x 31.5” W, “OLD SCHOOL”)
- Decal 3: (approx. 6.25” H x 31.5” W, “WALK-IN”)
- Decal 4: (approx. 6.25” H x 31.5” W, “NEW STYLES”)
- Decal 5: (approx. 5.5” H x 27” W, “CUTS”)
- Decal 6: (approx. 5.5” H x 27” W, “COLOR”)
- Decal 7: (approx. 5.5” H x 27” W, “SHAVES”)
- Decal 8: (approx. 5.5” H x 27” W, “OPEN HOURS”)
- Decal 9: (approx. 18” H x 27” W, “Barberland Gentlemen’s Grooming”)
- Decal 10: (approx. 5.5” H x 27” W, “ONLINE SCHEDULE www.barberlandgrooming.com”)

as proposed.

c. Approved banner (1, approx. 6’ 5” H x 2’ 2” W, barber pole image, double-sided, color: white background, image - red/blue/black, wall mount, approx. 24” L x 4” W, steel, ball finial, color: black) in front, left location as indicated in submitted elevation drawings, as proposed.

The motion passed unanimously.

M. 11925 Sentinel Point Court (C)
Sheila Hodges & James Rouse

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Nick Georgas, made the following motion:

a. Approved replacement roofing (GAF Timberline HD, architectural shingles, color: Shakewood) on property as indicated in submitted photos, as proposed.
The Design Review Board encourages the cluster board to add architectural shingles to the Carriage Gate Cluster standards for roofing, and if they choose to do so, to make an application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

b. Approved replacement gutters (5”, K style, aluminum, color: Cottage Red) and downspout (2” x 3”) to include gutter guard (color: Bronze) on property, as proposed.

The motion passed unanimously.

N. 11103 Wedge Drive (D*)
Deborah Armenti

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Michael Wood, made the following motion:

a. Approved existing pedestrian door replacement (approx. 6’ x 8’, Lemieux, Torrefield Series, wood, color: natural wood tone) in front entry location as indicated in submitted photos, as proposed.

b. Approved existing trim board replacement (approx. 12” H, tongue-and-grooved, wood, color: natural tone) in front location as indicated in submitted photos, as proposed.

c. Approved removal of existing trim (decorative, color: grey) on property as indicated in submitted photos, as proposed.

d. Approved existing replacement lighting (4, Modern Forms, various models, color: Bronze) in locations as indicated on submitted photos, as proposed.

e. Approved existing replacement windows and doors (8) to include the following:

- (2, Andersen 400, casement and sliding, vinyl, no grills, color: Terratone)
- (4, Anderson, 200 Narroline; sliding, vinyl, no grills, color: Terratone)
- (2, Anderson 400 Frenchwood, sliding, vinyl, no grills, color: White)

in locations as indicated in submitted photos, as proposed.

The motion passed unanimously.

O. 12001 Sunrise Valley Drive (NR)
The representative was present.

DRB member Michael Wood, seconded by DRB member Nick Georgas, made the following motion:

Approved site lighting (3) in locations as indicated on submitted site plan, to include the following:

- RA Section 45: (22, 26’ H, LSI, Court Blade- XARL, shoebox style, direct forward shielding, 16- single fixtures, 4- twin fixtures, 2- quad fixtures, LED, 500 watts, neutral white 4000K, 70 CRI, aluminum pole, color: black)
- RA Section 68: (17, 26’ H, LSI, Court Blade- XARL, shoebox style, direct forward shielding, 8- single fixtures, 6- twin fixtures, 3- quad fixtures, LED, 528.3 watts, neutral white 4000K, 70 CRI, aluminum pole, color: black)
- RA Section 69: (27, 26’ H, LSI, Court Blade- XARL, shoebox style, direct forward shielding, 12- single fixtures, 12- twin fixtures, 3- quad fixtures, LED, 528.3 watts, neutral white 4000K, 70 CRI, aluminum pole, color: black)

as proposed.

The Design Review Board reserves the right to inspect the lighting after installation to determine whether shields are required on any of the fixtures or if the illumination is too bright to protect neighboring properties from glare. If, in the Design Review Board’s opinion, the lighting is too bright, the Design Review Board may require that the wattage be lowered, or shields be installed.

The motion passed unanimously.

IV. CLOSE OF MEETING/ADJOURNMENT

P. DRB member Nick Georgas, seconded by DRB member Michael Wood, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 8:41 pm.

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Nick Georgas, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association

Director Julie Bitzer
    Reston Association Board Liaison

Director Aaron Webb
    Reston Association Board Liaison

Director Catherine Baum
    Reston Association Board President