TUP26-004 **EXHIBIT B**

July 2018

RECEIVED ON
APR 02 2026
DEPARTMENT OF COMMUNITY DEVELOPMENT

TOWN OF Herndon VIRGINIA

Department of Community Development
777 Lynn Street
Herndon, Virginia 20170-4602

APPLICATION FOR APPROVAL OF A TEMPORARY USE SITE PLAN AND ASSOCIATED ZONING INSPECTION PERMIT (TEMPORARY USE PERMIT)

(Not all temporary uses require a permit. See § 78-90.1 of the Herndon Town Code.)

Submittal of this form with **original signatures is required.** ***PLEASE PRINT OR TYPE*** *(Unless otherwise indicated.)*

Name of Business or Organization: Jimmy's Old Town Tavern

Street Address of the Subject Property (including apt/suite #): 697 Spring St. Herndon VA 20170

Please describe the requested activity, proposed dates and daily hours of operation. Add more sheets if necessary. Outdoor Dining May September 6, 2026, 8am - 10pm

Lot Area (site area) Proposed for the Temporary Use: Alley behind Jimmy's/Former Robert's Carpet Lot

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)? ■ No □ Yes Please describe :

Name of Contact for the Temporary Use (Applicant): Jimmy Cirrito

Address of Permanent Residence: 9254 Matthew Dr. Manassas Park, VA 20111

Jimcirrito@aol.com
E-mail address

703-470-4014
Telephone # for duration of temporary use

The undersigned hereby applies for a Temporary Use Permit under the provisions of § 78-90.3 and § 78-90.4 of the Herndon Town Code.

I hereby affirm and certify that:

- *The information provided on this form is true and correct to the best of my knowledge.*
- *The requirements associated with this application under § 78-90.3 and § 78-90.4 of the Herndon Town Code have been read and are understood.*
- *The use and occupancy of buildings and/or the use of land noted above is in conformance with all provisions of the Town of Herndon, Virginia Zoning Ordinance regulations to the best of my knowledge.*
- *The site shall be returned within 48 hours to its condition prior to the establishment of the temporary use.*

James C. Cirrito — 4-1-2026

Signature of Contact (Applicant) **Date**

APPLICATION FOR APPROVAL OF A TEMPORARY USE SITE PLAN AND ASSOCIATED ZONING INSPECTION PERMIT (TEMPORARY USE PERMIT) - continued

Name and Title of Property Owner (Applicant): Jimmy Cirrito JMK 12 LLC

Mailing Address: same

E-mail address | Telephone

TO BE SUBMITTED WITH THIS APPLICATION

X A letter signed by the owner or owner's agent consenting to the application for the Temporary Use Permit;

X A Site Plan prepared in accordance with § 78-155.6(4) and showing the area of proposed activity with signage, display areas, illumination, vehicular entrances to the site (location, type and size), parking area associated with the temporary use (location, layout, and surface material);

X The detailed description of the proposed temporary activity requested above should include an analysis of any noise that may not comply with the noise provisions in the Herndon Town Code;

X Sample signage to be used;

N/A A statement from the landowner(s) authorizing an agent to act on their behalf (if applicable);

N/A 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;

N/A A list of proposed vendors to include security firms, food trucks, portable toilet providers, or any other vendors that will be onsite during the event.

AUTHORIZATION STEP ONE. SITE IMPROVEMENTS ONLY (verification of Site Plan approval)

The applicant is authorized to proceed to **make the site improvements** for the purposes of conducting the temporary use described above.

04/22/2026

Signature and Authorization of Zoning Administrator

AUTHORIZATION STEP TWO: AUTHORIZATION TO BEGIN OPERATION OF THE TEMPORARY USE (Temporary Use Permit/Zoning Inspection Permit)

The applicant has completed the site improvements and the applicant is authorized to **begin operation of the temporary use.**

This Permit is effective beginning _____ for _____ days.

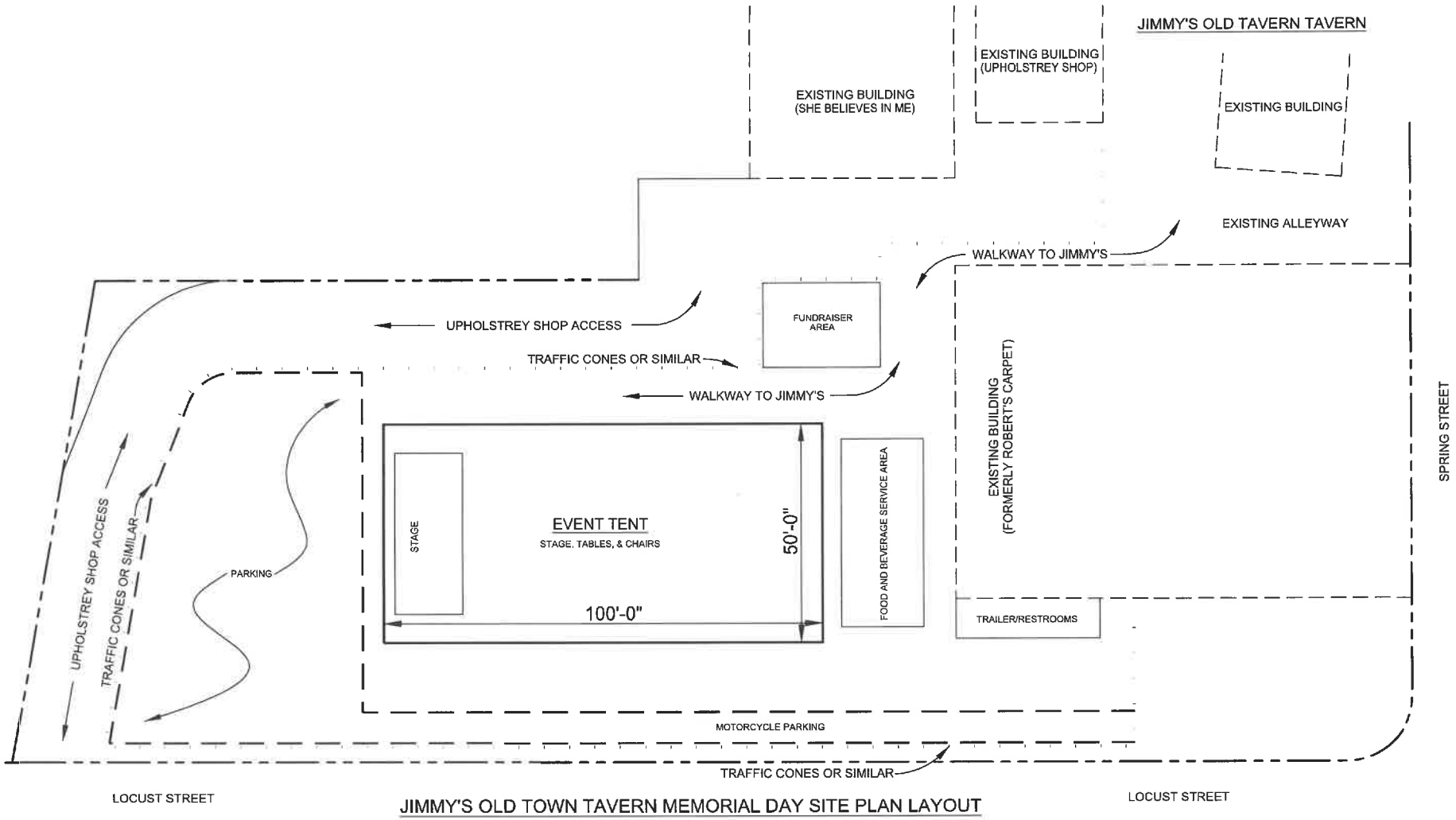
Signature of Zoning Inspector

APPLICATION FOR APPROVAL OF A TEMPORARY USE SITE PLAN AND ASSOCIATED ZONING INSPECTION PERMIT (TEMPORARY USE PERMIT) - continued

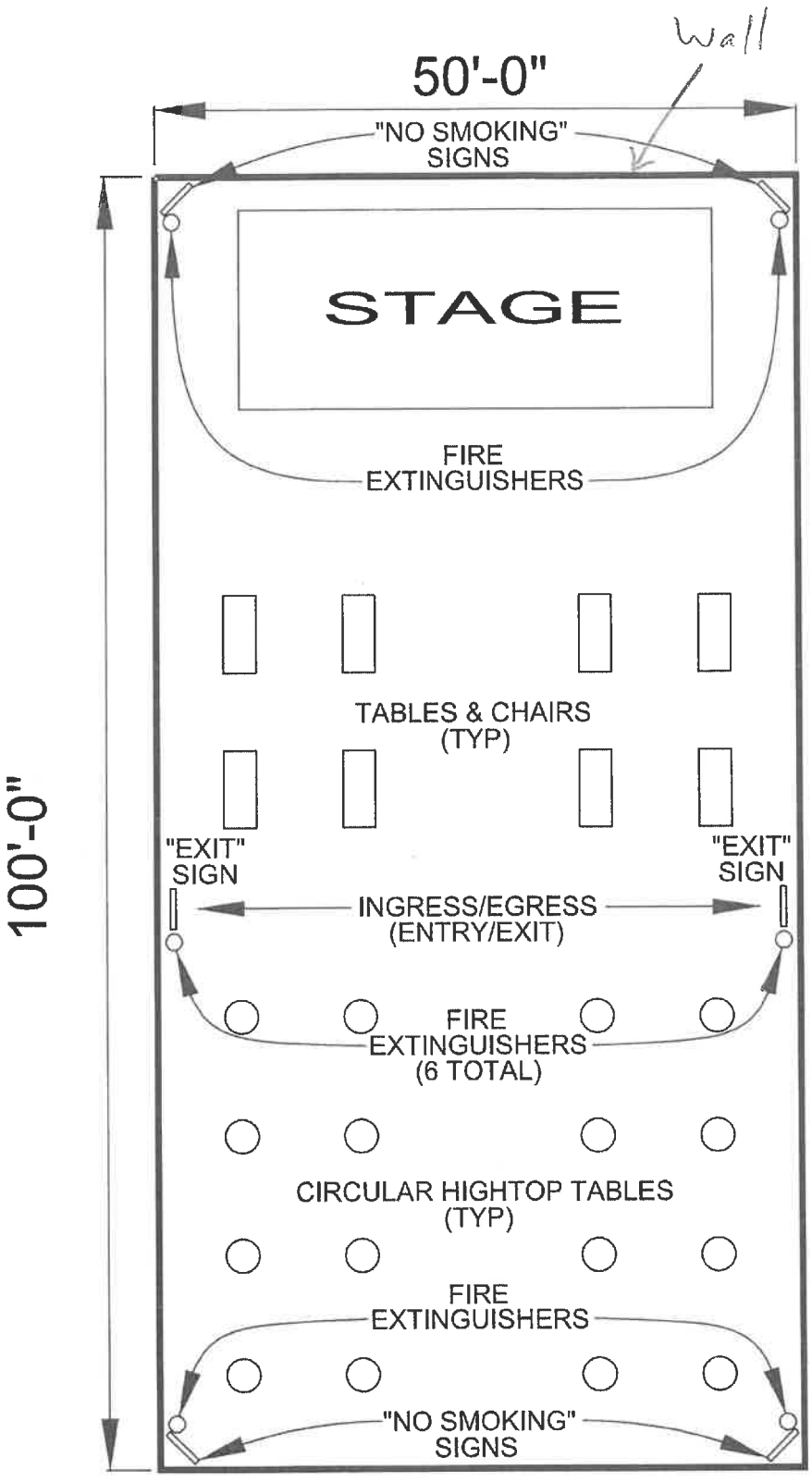
For Office Use Only:

<table>
<tr><td rowspan="4">STEP ONE (Site Plan)</td><td>Received by: Lisa W</td><td>Fee paid for Temporary Use Site Plan* application: $50.00</td><td>Date: 4/15/26</td><td>Case No.: TUP26.004</td></tr>
<tr><td colspan="4">Use permitted by Town Code Section:</td></tr>
<tr><td colspan="2">Tax Map Reference: 0162 02 0086A</td><td colspan="2">Zoning District: CC</td></tr>
<tr><td colspan="2">Business and Occupational License #:</td><td colspan="2">Status of Taxes: ☒ Paid ☐ Delinquent</td></tr>
<tr><td>STEP TWO (ZIP)</td><td>Received by:</td><td colspan="2">Fee paid for Zoning Inspection Permit/Temporary Use Permit:</td><td>Date:</td></tr>
<tr><td colspan="5">*Note: no application fee is required for uses of less than 90 consecutive days in duration.</td></tr>
</table>

Distribution after approval:	Applicant	Community Development	Fire Department	Finance



JIMMY'S OLD TOWN TAVERN MEMORIAL DAY SITE PLAN LAYOUT



OCCUPANCY - 150

EVENT TENT INTERIOR LAYOUT

NO ALCOHOL PAST THIS POINT

JIMMY'S
Old Town Tavern

RECEIVED ON

APR 0 2 2026

DEPARTMENT OF
COMMUNITY DEVELOPMENT

April 1, 2026

David Stromberg

Zoning Department

Town of Herndon

777 Lynn Street
Herndon VA 20170-0427

Re: Temporary Use Permit for the Extension of Retail Sales, Sunday, September 6, 2026

Dear Mr. Stromberg,

This letter serves as a Request/Application for permission for Jimmy's Old Town Tavern, 697 Spring Street, to have the Town of Herndon issue a Temporary Use Permit for the Extension of Outdoor Retail Sales per The Town of Herndon Zoning Ordinance, Division 3. Temporary Uses; Sec.78-1392 Item (3) and Sec. 78-1395 Item (3) Outdoor Retail Sales Events & Sec. 78-1395 Item (4). Additional Permits for Temporary Use inclusive of Sunday, September 6, 2026 from 8:00AM to 10:00PM. Television sound will be amplified.

Enclosed please find the following:

- Drawing of the proposed area
- Letter to the ABC Board of Virginia requesting an extension of license privileges.

If you have any questions, please contact me at 703-470-4014.

Sincerely,

James C. Cirrito

James C. Cirrito
Owner
Jimmy's Old Town Tavern

JIMMY'S
Old Town Tavern

April 1, 2026

Copy

Special Agent, Kenneth Chang
Bureau of Law Enforcement
Commonwealth of Virginia
Department of Alcoholic Beverage Control
Alexandria Regional Office
6308 Grovedale Drive
Alexandria VA 22310

Re: Request for Extension of License Privileges for outdoor Event, Sunday, September 6, 2026.

Dear Special Agent Kenneth Chang:

This letter serves as a Request for Permission for JOTT, Inc., trading as Jimmy's Old Town Tavern, License 75822, to extend its license privileges to the alleyway, et al, shown on the enclosed sketch for the following date and time span:

Sunday, September 6, 2026, from 8:00AM to 10:00 PM

Enclosed please find the following:

- Drawing of the proposed area.
- Application to the Town of Herndon for this event.

The license is obligated to ensure full compliance with the ABC laws and all other laws and regulations and is cognizant of criminal action that could be taken toward those involved and administrative action taken toward the license held by JOTT, Inc.

If you have any questions, please contact me at 703-470-4014.

Sincerely,

James C. Cirrito

James Cirrito
Owner
Jimmy's Old Town Tavern

Printable page

MAP #: 0162 02 0086A
JMK 12 LLC

695 SPRING ST

Owner

Name	JMK 12 LLC,
Mailing Address	697 SPRING ST HERNDON VA 20170
Book	27812
Page	1619

Parcel

Property Location	695 SPRING ST HERNDON VA 20170 5125
Map #	0162 02 0086A
Tax District	HT000
District Name	DRANESVILLE TOWN OF HERNDON TRANSPORT
Land Use Code	Specialty Center
Land Area (acreage)	
Land Area (SQFT)	6,583
Zoning Description	CC(Central Comm District)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	YES
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	COMMERCIAL RANK #1

Stub Number

411379913

Legal Description

Legal Description	SPRING STREET ELDEN SPRING STS LT 86A

Printable page

MAP #: 0162 02 0086A
JMK 12 LLC

695 SPRING ST

Stub Number

411379913

Summary of 2025 Taxes

Year	General Fund Net Taxes	Special Tax District	Service Charges	Interest	Penalty	Other Charges	Amount Paid	Balance Due
2025 1ST HALF DUE	$8,813.14	$3,364.31	$.00	$.00	$.00	$.00	-$12,177.45	$.00
2025 2ND HALF DUE	$8,813.14	$3,364.30	$.00	$.00	$.00	$.00	-$12,177.44	$.00
Total:	$17,626.28	$6,728.61	$.00	$.00	$.00	$.00	-$24,354.89	$.00

Prepays and Refunds

Prepays	$.00
Pending Refunds	$.00
GRAND TOTAL	$.00

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

JIMMY'S
Old Town Tavern

April 1, 2026

Town of Herndon
Dept. of Community Development
777 Lynn Street
Herndon VA 20170

Re: Temporary Use Permit for the Extension of Retail Sales for Outdoor Event, September 6, 2026.

Dear TOH:

Relative to your request, I hereby give my permission for my business neighbor, Jimmy's Old Town Tavern, to provide an outdoor event on September 6, 2026. The location shall be in the parking area behind and adjoining our businesses. The purpose of this event is to provide and sell food and beverages as an extension of the existing retail business known as Jimmy's Old Town Tavern.

Sincerely,

Khurram Afzal, Owner
681 Spring Street
Herndon, VA 20170

Date: 04-06-26