Special Exception (SE) #26-01 1020 Elden Street Personal Service Use (Hair Salon)

Town Council Public Hearing
April 28, 2026

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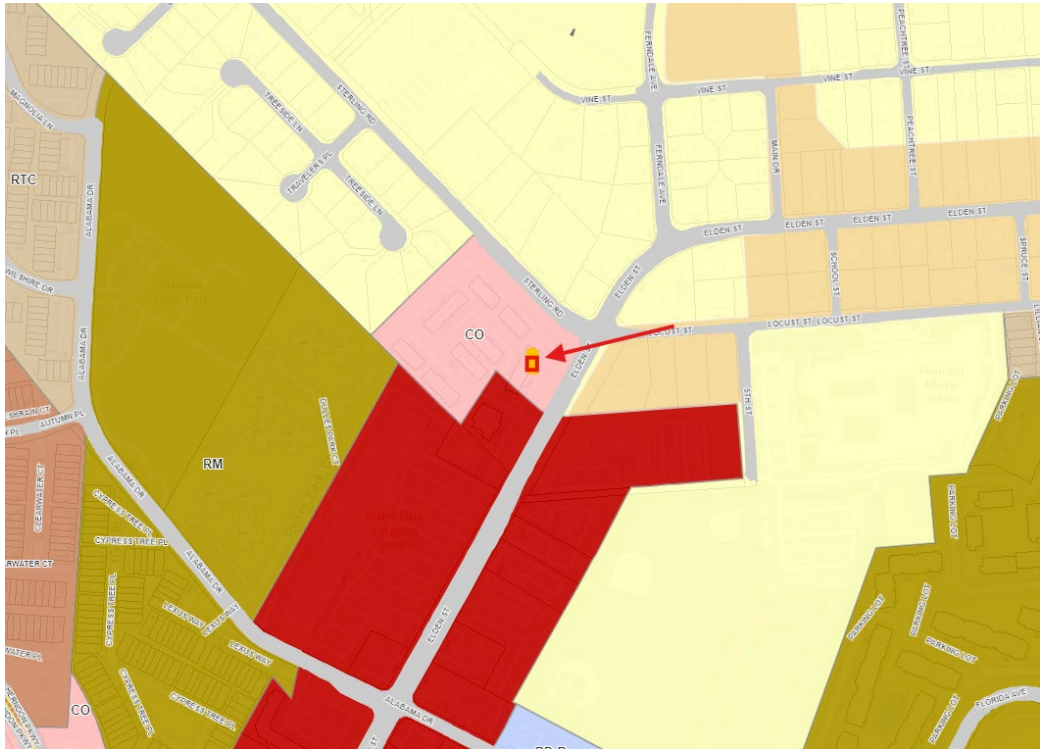
LIVE DIFFERENTLY. TOWN OF Herndon VIRGINIA

Aerial Photograph



Zoning Map and 2030 Comprehensive Plan Land Use Map





TOWN OF Herndon VIRGINIA

Proposed Special Exception

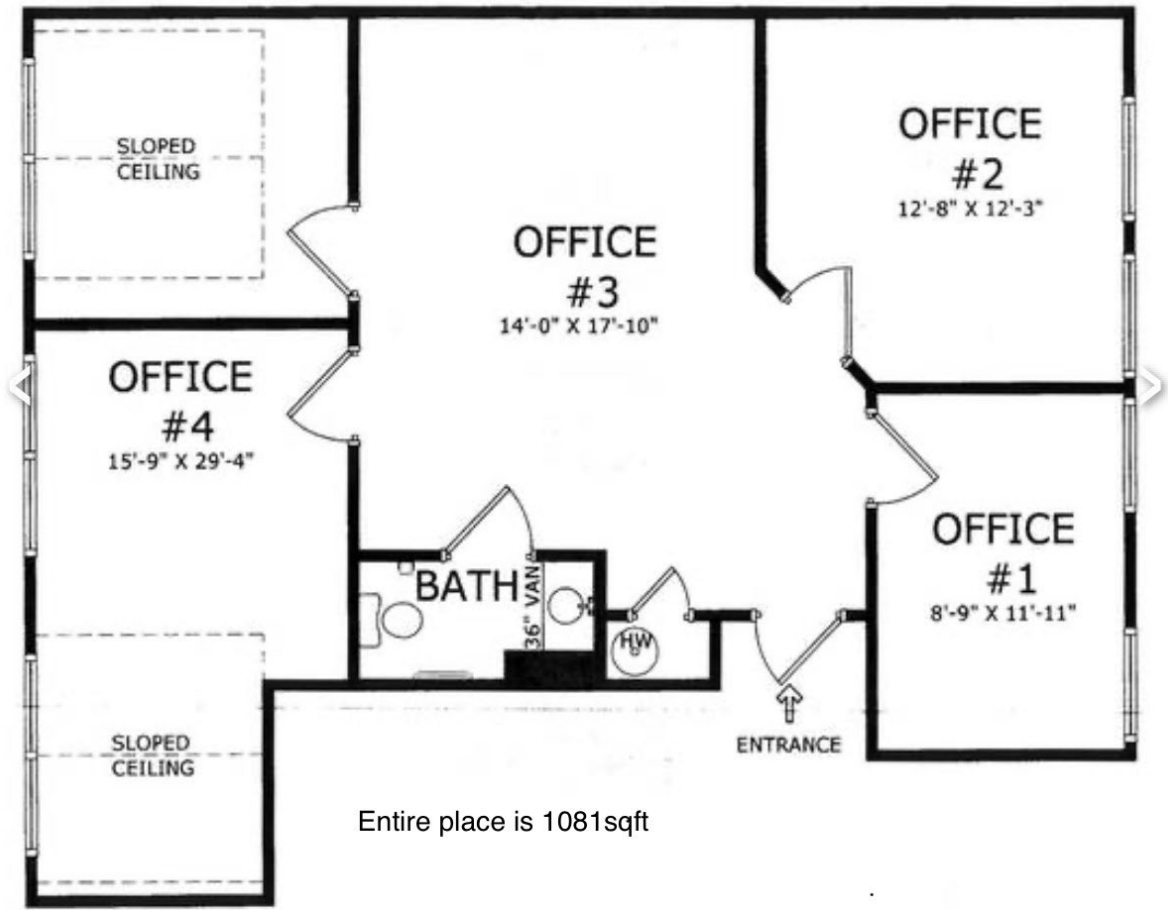
- Development Context: Part of the Crossroads of Dulles Office Park, an eight-building office condominium complex with a freestanding restaurant; original site plan approved in 1986.
- In 2018, Town Council approved SE #17-08 allowing a personal service use in the same building (Suite 206), with no reported complaints.
- Additional Context: Several Special Exceptions have been approved within the property over the past decade, indicating an established pattern of similar approvals.
- Personal Services and Retail Sales Uses: 1 parking space per 200 sq. ft. of floor area.

  TABLE 78-100.2(a): MINIMUM OFF-STREET PARKING STANDARDS FOR R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR ZONING DISTRICTS

Proposed Operations

Case Details & Proposal:

- The applicant proposes to operate a personal service use consisting of hair salon and cosmetology services.
- Unit 205: 4 rooms, a bathroom, and a waiting area.
- The applicant anticipates a total of 3 employees working across the 4 rooms and an estimated 6–12 clients per day
- **Proposed Hours of Operations:**
  - Monday–Friday: 9:00 AM – 6:00 PM
  - Saturday: 9:00 AM – 3:00 PM
  - Sunday: Closed



Each station will include a mirror, salon chair, and standard salon equipment (blow dryers, styling irons, and other hair treatment tools). The three stations are proposed within the rooms labeled Office #1, Office #2, and the room identified as "Sloped Ceiling." Haircutting and hair coloring services will be conducted at these stations.

Staff Analysis and Impact

- Zoning Ordinance compliance & Comprehensive Plan adherence
  - Purpose and intent of the CO Zoning District
- By-right uses versus special exception uses
- Use compatibility
- Parking analysis
- Potential impacts
- What conditions may mitigate and/or manage impacts

The following **alternatives are available to the Town Council** for its decision on SE #26-01:

- Recommendation for approval
- Recommendation for approval with conditions
- Recommendation for denial
- Continuance of the application to the May 26, 2026, Town Council Public Hearing or a later specified meeting date

Special Exception Conditions

#	Condition	Covered by language in the Zoning Code	Reason for Condition
1	Substantial conformance with the submitted application.	No	This condition is what gives the town the authority to ensure the proposed use is developed in the way that is presented to the Planning Commission and the Town Council.
2	Business operations shall be conducted by appointment only and limited to 7 total people, inclusive of employees, occupying the space at any given time during business hours.	No	The parking lot and all common areas are owned by the condominium association.

Recommendations

- Staff recommend the Town Council approve the Special Exception with conditions.

The Planning Commission voted 7–0 to recommend approval of the special exception (Resolution 26-PC-005).

Several personal service uses have been operating nearby since 2017 without negative impacts to the surrounding neighborhood.