Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Planning Commission** of the Town of Herndon, Virginia, will hold a public hearing on Monday, October 19, 2026, at 7:00 p.m. in the Herndon Police Department's Community Room, located at 397 Herndon Parkway, Suite 300, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION – SE #26-05, **757 Elden Street**, to consider a special exception to permit an indoor entertainment use within the CC, Central Commercial zoning district. The property is located on the south side of Elden Street, west of the intersection of Spring Street and Elden Street. The building has 3,000 square feet of gross floor area and sits on a 4,565 square-foot lot. Fairfax County Tax Map Reference Number: 0162 02 0084. Applicant: Jeffrey Colon. Owner: Palo Viejo LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-05 to amend Chapter 78 (ZONING), Article VI (Overlay Districts), Section 78-60.3(e) (Historic District Overlay (HDO) - Reduction of setback), Section 78-60.3(g)(2) (HDO - Exemptions from COA), and other sections as deemed necessary and appropriate to clarify the existing language providing the ability of the Historic District Review Board (HDRB) to grant setback reductions to certain properties within the HDO and to allow the HDRB to grant greater setback reductions than what is currently permitted under this section when appropriate with certain standards within the HDO, and clarify that the setback reduction process is separate and exempt from the Certificate of Appropriateness requirement.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-07 to amend Chapter 78 (ZONING), Article VII (Use Regulations), Section 78-71.1 (Residential Use Category), Section 78-71.4 (Institutional and Community Service Use Category), and other sections as deemed necessary and appropriate to update sections for conformance with the Code of Virginia to permit mixed-use or residential projects by-right on land owned by a property tax-exempt religious organization or a 501(c)(3) property tax-exempt nonprofit organization.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #26-08 to amend Chapter 78 (ZONING), Article X (Parking, Loading and Circulation), Section 78-100.2 (Minimum off-street parking and loading standards), Section 78-100.8 (Parking alternatives), and other sections as deemed necessary and appropriate to update sections for conformance with the Code of Virginia to cap minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area, defined as any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to town.clerk@herndon-va.gov.

The proposed items are available for examination by the public at the front counter located at 397 Herndon Parkway, Suite 100, 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:
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