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

Planning Commission Regular Meeting
March 23, 2026

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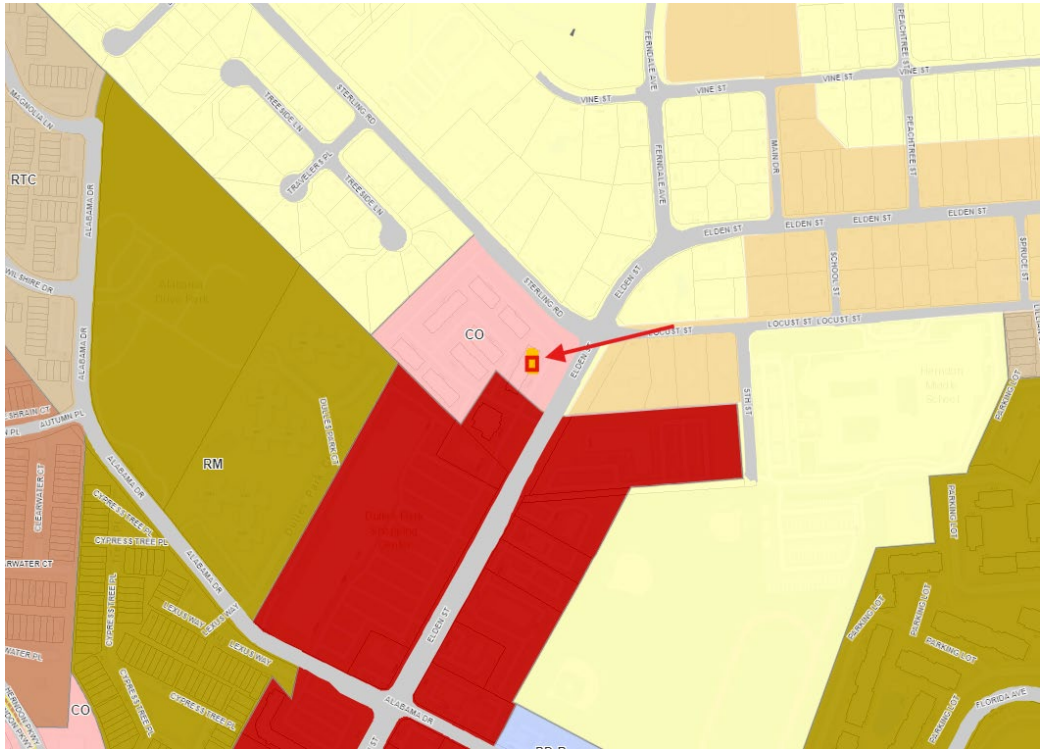


LIVE DIFFERENTLY. TOWN OF Herndon VIRGINIA

# Aerial Photograph



# Zoning Map and 2030 Comprehensive Plan Land Use Map









TOWN OF Herndon VIRGINIA

# Proposed Special Exception

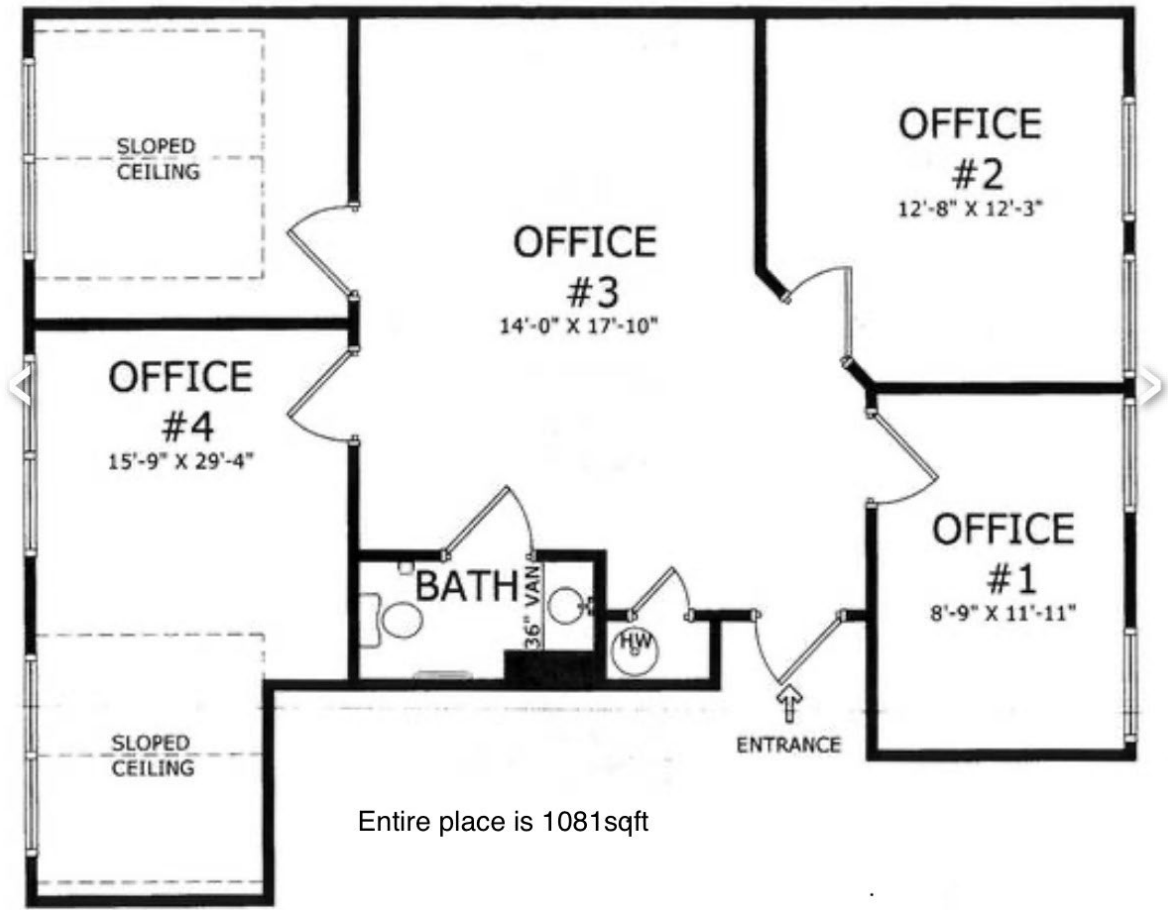
- Development Context: Part of the Crossroads of Dulles Office Park, an eight-building office condominium complex with a freestanding restaurant; original site plan approved in 1986.
- In 2018, Town Council approved SE #17-08 allowing a personal service use in the same building (Suite 206), with no reported 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 Planning Commission** for its decision on SE #26-01:

- Recommendation for approval
- Recommendation for approval with conditions
- Recommendation for denial
- Continuance of the application to the April 27, 2026, Planning Commission 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 recommends the Planning Commission approves the Special Exception with conditions.

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