TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

MARCH 23, 2026

Resolution- to approve by Special Exception – SE #26-01, 1020 Elden Street, Suite 205 to permit a personal service use consisting of hair services, within the CO, Commercial Office Zoning District.

The applicant, Carol Martinez-Lanza, had submitted a request to consider a special exception to allow a personal service use (hair salon), within the Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden St., identified as Fairfax County Tax Map # 0161 22 0005S.

The Planning Commission has reviewed this application and held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommends that the application be approved with conditions based upon the finding that the conditions still meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(f)(3).

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of Special Exception SE #26-01, which shall not run with the land, and in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3(f)(3):

a. Substantial Conformity. Substantial conformance with the submitted application and plan submitted by applicant on January 30, 2026.

b. Business operations shall be conducted by appointment only and limited to seven (7) total people, inclusive of employees, occupying the space at any given time during business hours.

A Copy – Teste:

Margie C. Tacci
Deputy Town Clerk



MOTION: Richardson
SECOND: Mundt
RE: Resolution 26-PC-005
ACTION: Adopted

Votes

Ayes: Beatty, Donahue, Kim, Mundt, Richardson, Yohannes, Chair Romeo
Nays: None
Absent from Vote: None
Absent from Meeting: None