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May 22, 2020

Steven D. Mitchell
1291 Monroe Street
Herndon, VA 20170

Re: Zoning Administrator Determination ZAD #20-03
771 Elden Street
Fairfax County Tax Map Numbers: 0162 02 0077 and 0162 02 0076.

Dear Mr. Mitchell,

This letter is in response to your request (Attachment 1) for a zoning determination relating to the above-mentioned property. Your request includes a determination on whether warehousing/storage is a permitted use in the CC (Central Commercial) zoning district. You further requested if the operations described in your request comply with the criteria established for the district.

Use regulations are contained within Article VII of the Town of Herndon Zoning Ordinance. Table 78-70.2(d), entitled Table of Permitted and Allowed Uses, lists uses by type and whether they are permitted by-right, by special exception, or not permitted in each respective zoning district.

“Warehouse (storage)” is a distinct use type in Table 78-70.2(d). This use is not permitted in the CC zoning district.

The operations described in your request indicate possible brewery activity. Table 78-70.2(d) lists “Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro wineries (without on-site vineyard) as a distinct use type. This use type is permitted by-right in the CC zoning district. Additional information is required in order to determine if the activity fully complies with the provisions of Section 78-71.5 – Small scale alcohol production facilities use category.

In accordance with Section 15.2-2311 of the Code of Virginia (1950), as amended, you have the right to appeal this decision to the Board of Zoning Appeals within thirty (30) days after receipt of this letter. The decision(s) set forth in this letter shall be final and not appealable if not appealed within the thirty-day period. If you wish to appeal this decision you must do so in the specified time by submitting a completed application and \$100.00 fee to the Community Development Department at 777 Lynn Street, Herndon, Virginia 20170.

Mr. Steven D. Mitchell
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Sincerely,

A handwritten signature in blue ink, appearing to read "David Stromberg". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David Stromberg, AICP
Zoning Administrator