County of Fairfax, Virginia
Planning Commission Meeting
September 23, 2026
Planning Commission Action

SE-2026-FR-00020 - LUCILA CATALINA ARAUJO AND GARY ANTONIO ARAUJO DE LA CRUZ
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 23, 2026, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-FR-00020, subject to the development conditions consistent with those dated September 10, 2026, which are included in the Staff Report.

ATTACHED DOCUMENTS:
Development Conditions dated September 10, 2026

MJ

PROPOSED DEVELOPMENT CONDITIONS

SE 2026-FR-00020

September 10, 2026

If it is the intent of the Board of Supervisors to approve SE 2026-FR-00020, located at Tax Map 90-1 ((18)) 8, for a home day care facility, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception (SE) is for the home day care use as indicated on the Special Exception Plat, entitled "Special Permit Plat," prepared by Alterra Surveys on January 21, 2026, as qualified by these development conditions and is not transferable to other land. Minor modifications to the approved special exception may be permitted pursuant to subsection 8100.5.A of the Zoning Ordinance.

2. A copy of the SE conditions must be posted in a conspicuous place on the property and made available upon request to all departments of the County of Fairfax during the hours of operation for the home day care use.

3. The hours of operation for the home day care facility must be between the hours of 7:00 AM – 5:00 PM, Monday through Friday.

4. The dwelling that contains the home day care facility must be the primary residence of the provider.

5. Excluding the provider's own children, the maximum number of children on-site at any one time must not exceed ten.

6. A maximum of one non-resident employee, whether paid or not for their services, may be involved in the home day care facility.

7. The approval is contingent upon maintenance of a state-issued family day home license that permits the numbers and ages of children being cared for at the home day care facility.

8. During operating hours, the reserved parking spaces associated with the dwelling will be kept open for pick-up and drop-off.

9. Any portions of the dwelling associated with the home day care facility that are used as a children's sleeping or rest area must be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency

escape and rescue openings must be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

10. Pursuant to subsection 8100.3.D(6) of the Zoning Ordinance, this special exception will be established upon a vote of approval by the Board of Supervisors.

This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards.