TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

March 24, 2025

Resolution to approve the Special Exception – SE #24-03, 1402 Winterland Ct. to Allow a Home-Based Child Daycare Use.

The applicant, Ms. Nidia Retamal and Anbada Childcare, LLC, have submitted a request for a special exception to consider special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use will provide care for a maximum of 12 children at one time, identified as Fairfax County Tax Map # 0161 18 0154.

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 recommended 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:

The Planning Commission Recommends approval of Special Exception SE #24-03 with conditions that shall not run with the land in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3;

1. Substantial conformance with the submitted application and plan submitted by applicant on November 26, 2024, and for the purpose of a daycare use only.
2. Hours of Operation. The permitted hours of operation shall be 5:00 a.m. until 11:00 p.m. Monday through Friday.
3. Number of Permitted Children. The total number of children present on site for home-based child daycare use shall not exceed 12 enrolled children per day. The ratio of employees to children as required by the state shall be maintained.
4. On-Site Play Area. When playing outside all children shall be within the fenced playground area.
5. Child Drop-off and Pick-up. Child drop-off and pick-up shall be limited to the curbside on the street adjacent to the subject property on Winterland. Double parking on Winterland Ct. is prohibited at all times.
6. Signage. No signage shall be permitted.