TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 24, 2026

Resolution- to approve an application for a special exception SE #25-03, 1207 Sunrise Court, to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district.

The applicant, Ms. Idalia Bonilla Alvarenga, submitted a request to consider a 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 enrolled, identified as Fairfax County Tax Map # 0161 18 0022.

On February 23, 2026, the Planning Commission recommended that the special exception with conditions be approved based upon the finding that the proposed use meets the purpose and intent of the Zoning Ordinance.

The Town Council has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and approves the application with conditions based upon the finding that the amended 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 Town Council of the Town of Herndon, Virginia that:

1. Special Exception SE #25-03 is approved, 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:

    a. Substantial Conformity. Substantial conformance with the submitted application and plan submitted by the applicant on October 31, 2025, and for the purpose of daycare use only.

    b. Hours of Operation. The permitted hours of operation shall be 6:00 a.m. until 9:00 p.m. Monday through Friday.

    c. 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 Commonwealth of Virginia shall be maintained.

d. On-Site Play Area. When playing outside, all children shall be within the fenced playground area.

e. Child Drop-off and Pick-up. Child drop-off and pick-up are preferred to occur in the driveway. Double-parking on Sunrise Court is prohibited at all times.

f. Signage. No signage shall be permitted.