TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

MAY 18, 2026

Resolution- to approve Special Exception – SE #26-02, 1001 Jeff Ryan Drive, to allow a home-based child daycare use. The proposed use would increase the maximum number of children enrolled from seven to 12.

The applicant, Ms. Sarita del Pilar Abad Moretti, had submitted a request to consider a special exception to permit a home-based child daycare use within the R-10 residential zoning district. The proposed use will provide care for a maximum of 12 children enrolled per day, increase the number of nonresident employees from one to two, and increase the allowed floor area of a home-based business beyond 1,000 square feet. The property is identified as Fairfax County Tax Map # 0103 14 0073.

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 meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(e)(1).

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 #26-02, which shall not run with the land (§78-155.3(f)(3)), and in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3(e)(1):

    a. Substantial Conformity. Substantial conformance with the submitted application and plan submitted by applicant on February 25, 2026, and for the purpose of a daycare use only.

    b. Hours of Operation. The permitted hours of operation shall be no earlier than 6:00 a.m. and no later than 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. The applicant shall install a second, permanent fence in accordance with the diagram drawn by the applicants, showing the fenced area in orange, reviewed and approved by the zoning administrator prior to fence installation. When playing outside all children shall be within the inner 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 Jeff Ryan Drive is prohibited.

f. Employees and Parking. The home-based child daycare shall be limited to a maximum of two (2) non-resident employees. Employees shall not park in the driveway.

g. Signage. No signage shall be permitted.

A Copy – Teste:

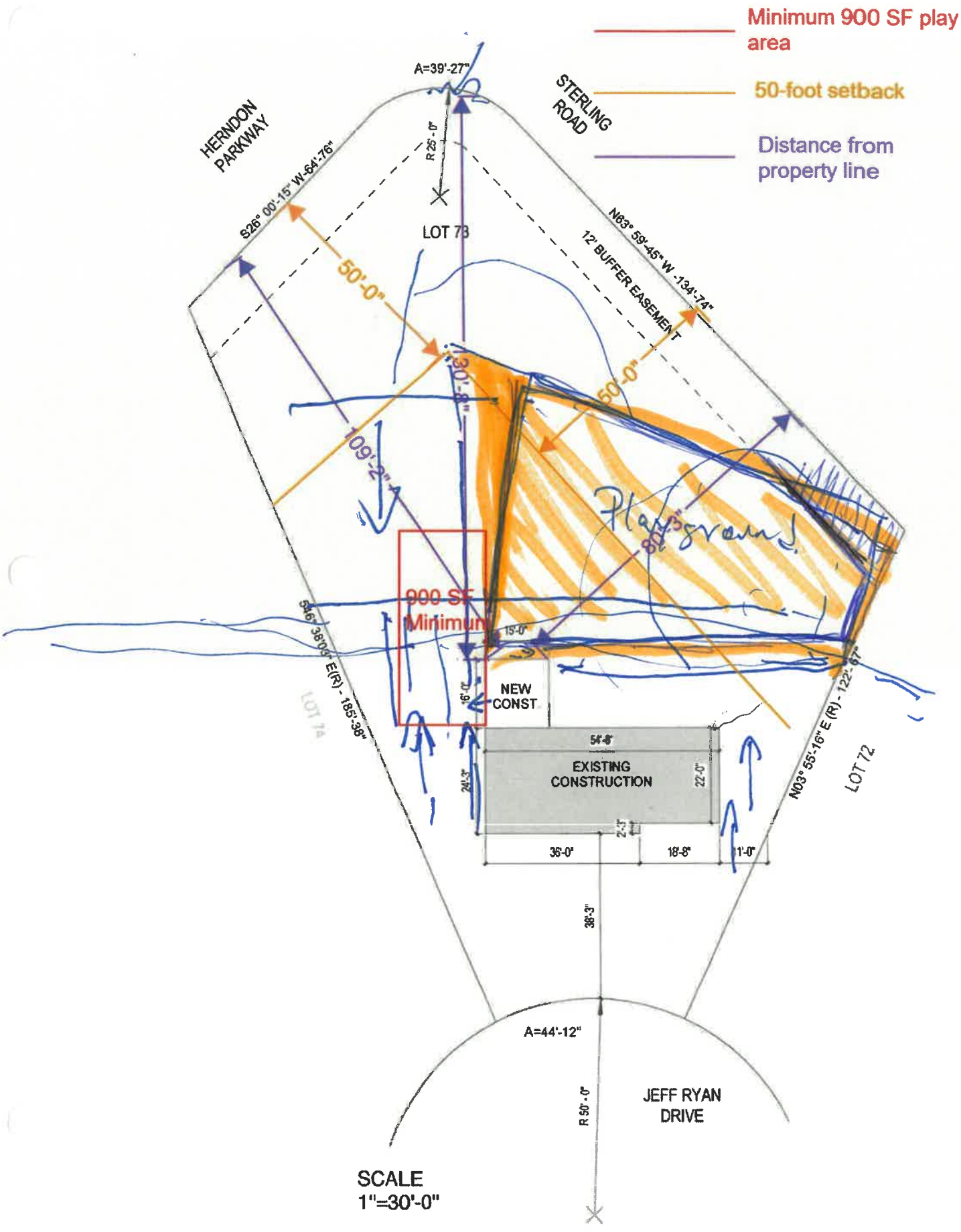
Margie C. Tacci
Deputy Town Clerk

TOWN OF HERNDON, VIRGINIA 1879

MOTION: **Mundt**
SECOND: **Kim**
RE: **Resolution 26-PC-009**
ACTION: **Adopted**

Votes

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


Minimum 900 SF play area
50-foot setback
Distance from property line
HERNDON PARKWAY
STERLING ROAD
A=39'-27"
R 25'-0"
S26° 00'-15" W-84'-76"
N63° 59'-45" W -134'-74"
12' BUFFER EASEMENT
LOT 73
50'-0"
50'-0"
109'-2"
130'-8"
Playground
900 SF Minimum
15'-0"
16'-0"
NEW CONST
S46° 38'09" E(R) - 185'-38"
LOT 74
54'-8"
EXISTING CONSTRUCTION
22'-0"
24'-3"
2'-3"
36'-0"
18'-8"
1'-0"
N03° 55'-16" E (R) - 122'-67"
LOT 72
38'-3"
A=44'-12"
R 50'-0"
JEFF RYAN DRIVE
SCALE
1"=30'-0"