Special Exception SE#26-02 – 1001 Jeff Ryan Drive Home-Based Daycare

Town Council Regular Meeting

June 23, 2026

David Stromberg, AICP

Zoning Administrator

1001 Jeff Ryan Drive

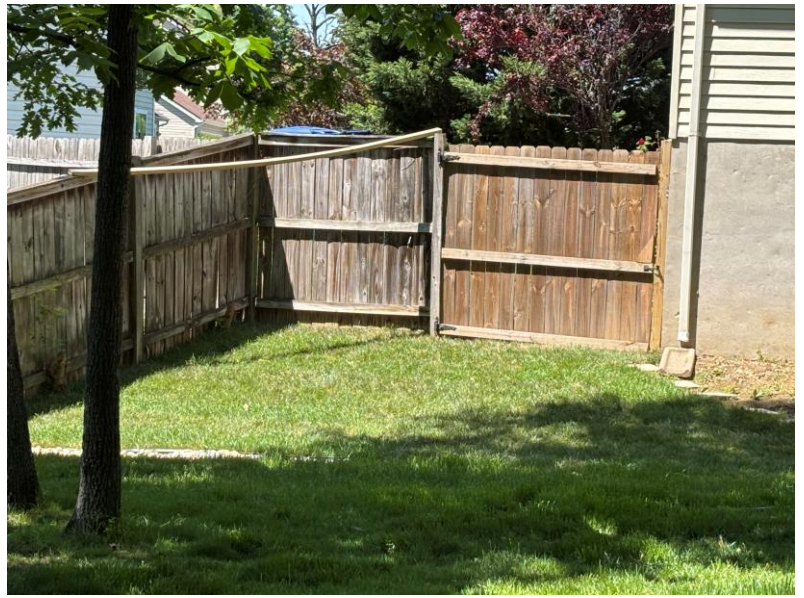


TOWN OF Herndon VIRGINIA

1001 Jeff Ryan Drive Site Photos







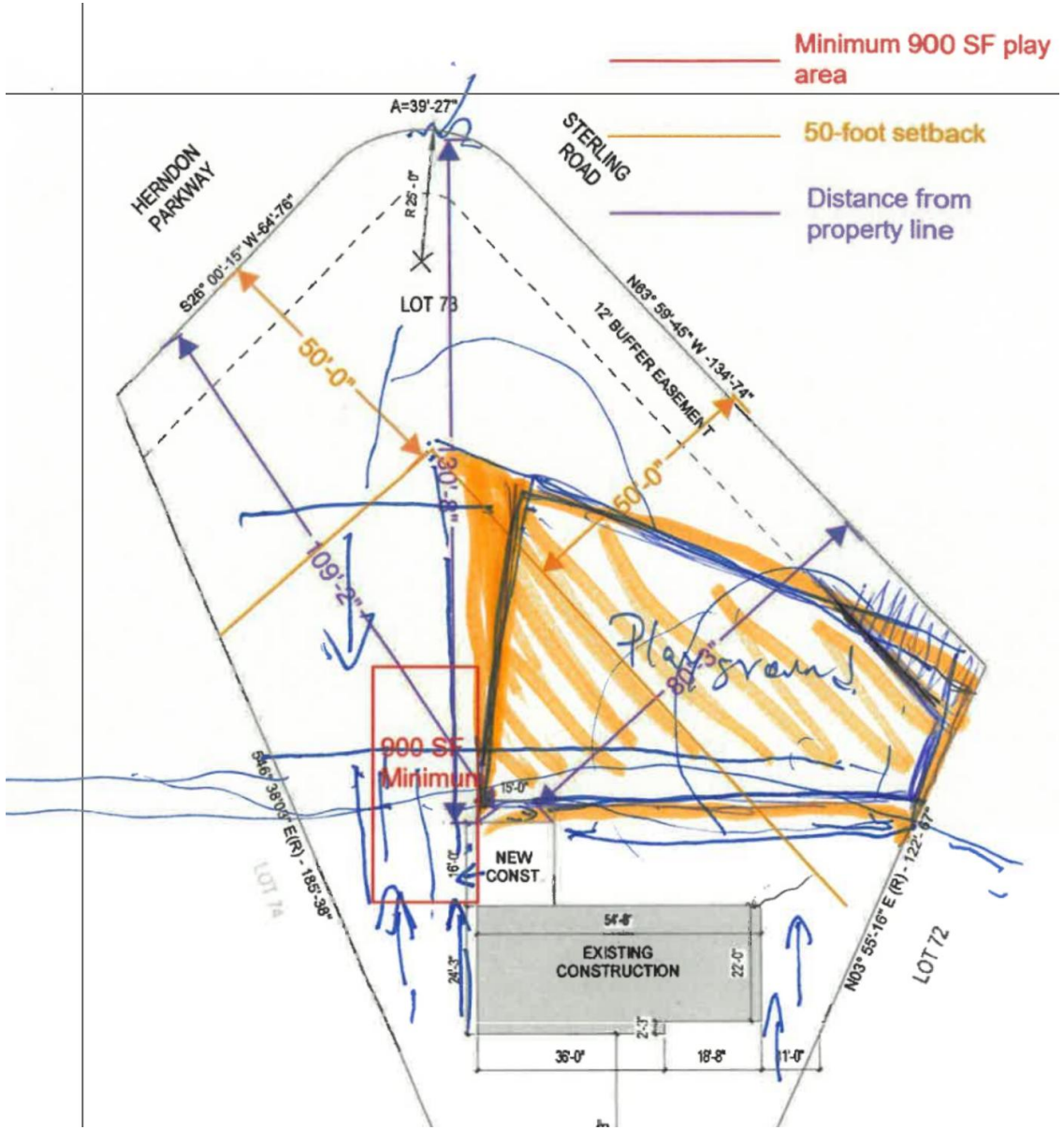


1001 Jeff Ryan Drive Site Photos





1001 Jeff Ryan Drive Fencing Diagram



TOWN OF Herndon VIRGINIA

Original Conditions from Staff Report

	Condition	Covered by Zoning Ordinance	Reason for Condition
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.	No	This ties the approval to this specific application.
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.	Yes	These are the hours allowed by the zoning ordinance for a home-based daycare.
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.	Yes	Twelve children is the maximum allowed through special exception approval under the zoning ordinance.
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.	No	The zoning ordinance requires one fence to enclose the play area. A second fence is being added to ensure the play area is located away from the intersection of Herndon Parkway and Sterling Road.
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.	No	This is to ensure children are not in the street during pick-up and drop-off.
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.	No	This is to ensure the driveway is available for child pick-up and drop-off.
G	Signage. No signage shall be permitted.	Yes	This is a requirement of the zoning ordinance.

Recommendations

Staff Recommendation:

Staff recommends the Town Council approve Special Exception SE #26-02 with the conditions as stated in the resolution.

Planning Commission Recommendation:

The Planning Commission voted 6-1 to recommend the Town Council approve Special Exception SE #26-02.

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