TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 6.b.

Agenda Item: **Resolution 26-G-42 to approve a Special Exception – SE #26-04, 865 3rd Street, to permit a home-based business use within the R-15, Residential Single-Family District**

Meeting Date: July 28, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:

Proposed Modification	This is an application for a special exception to permit a home-based instructional program for robotics and coding.	
Address	865 3rd Street	
Fairfax County Tax Map Number	0104 03080005	
Owner(s)	Farrokh Mansouri, Ekaterina Mansouri	
Applicant	Ekaterina Mansouri	
Business/Organization	Launch Hub Learning, LLC	
Property Use	Residential	
Zoning District	R-15, Residential Single-Family	
Lot Size	20,038 square feet	
Building Size	3,464 square feet of above-grade living area	
Adjacent Zoning	North: R-10	South: R-15

	East: R-15	West: R-15
Date of Construction	2004	
Comprehensive Plan Land Use Designation	Neighborhood Conservation	

Background/Timing Impact:
The applicant currently provides robotics and coding lessons to their own children and a few classmates. The applicant's request for a special exception to allow up to 10 children per session and time-intensive lessons, up to six hours per day, during the summer was presented to the Planning Commission at the June 8, 2026, work session and June 22, 2026, regular meeting. The Planning Commission recommended approval of the special exception, with conditions as reflected in the attached proposed resolution.

Strategic Focus Area:
Environmental and Economic Sustainability
Thriving Community

Fiscal Impact:
BPOL (business, professional, occupational, and license) fees can be collected on home-based businesses.

Legal Impact:
The Code of Virginia Sec. 15.2-2310 and Herndon Town Code Sec. 78-155.3 outline the requirements of applications for special exceptions. If approved, the special exception and compliance with the conditions will allow the applicant to operate a home-based business with a maximum of 10 clients per session.

Staff Recommendation/Next Steps:
Approve Special Exception (SE) #26-04, with the six conditions, as written in the attached resolution.

Attachments:
1. Resolution (Proposed)
2. Staff Report
3. Special Exception Criteria Matrix
4. Sample Schedule
5. Operational Document
6. Explanation Letter
7. Floor Plan
8. Legal Ad

9. Presentation