TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

FEBRUARY 23, 2026

Resolution- To approve by Special Exception – SE #25-03, 1207 Sunrise Court, 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. Idalia Bonilla Alvarenga, had 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.

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 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:

1. The Planning Commission recommends approval of Special Exception SE #25-03, 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 applicant on October 31, 2025, and for the purpose of a 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.