Proposed Resolution C

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

MAY 18, 2026

Resolution- to deny 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 and increase the number of nonresident employees from one to two, and increase the 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 denied based upon the finding that the conditions have not met the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(e)(1) and Section 78-80.5(b)(3)b.

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends denial of Special Exception SE #26-02, based on the finding that the application does not satisfy the standards set forth in Section 78-155.3(e)(1) of the Zoning Ordinance, including concerns related to the adequacy and safety of the proposed outdoor play area and compliance with applicable requirements.