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

Planning Commission Work Session

May 18, 2026

David Stromberg, AICP

Zoning Administrator

1001 Jeff Ryan Drive

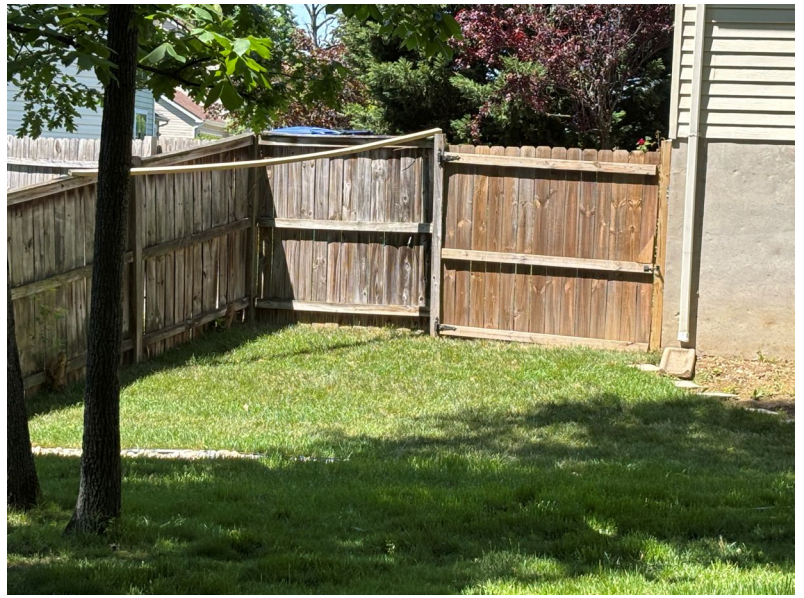


TOWN OF Herndon VIRGINIA

1001 Jeff Ryan Drive Site Photos







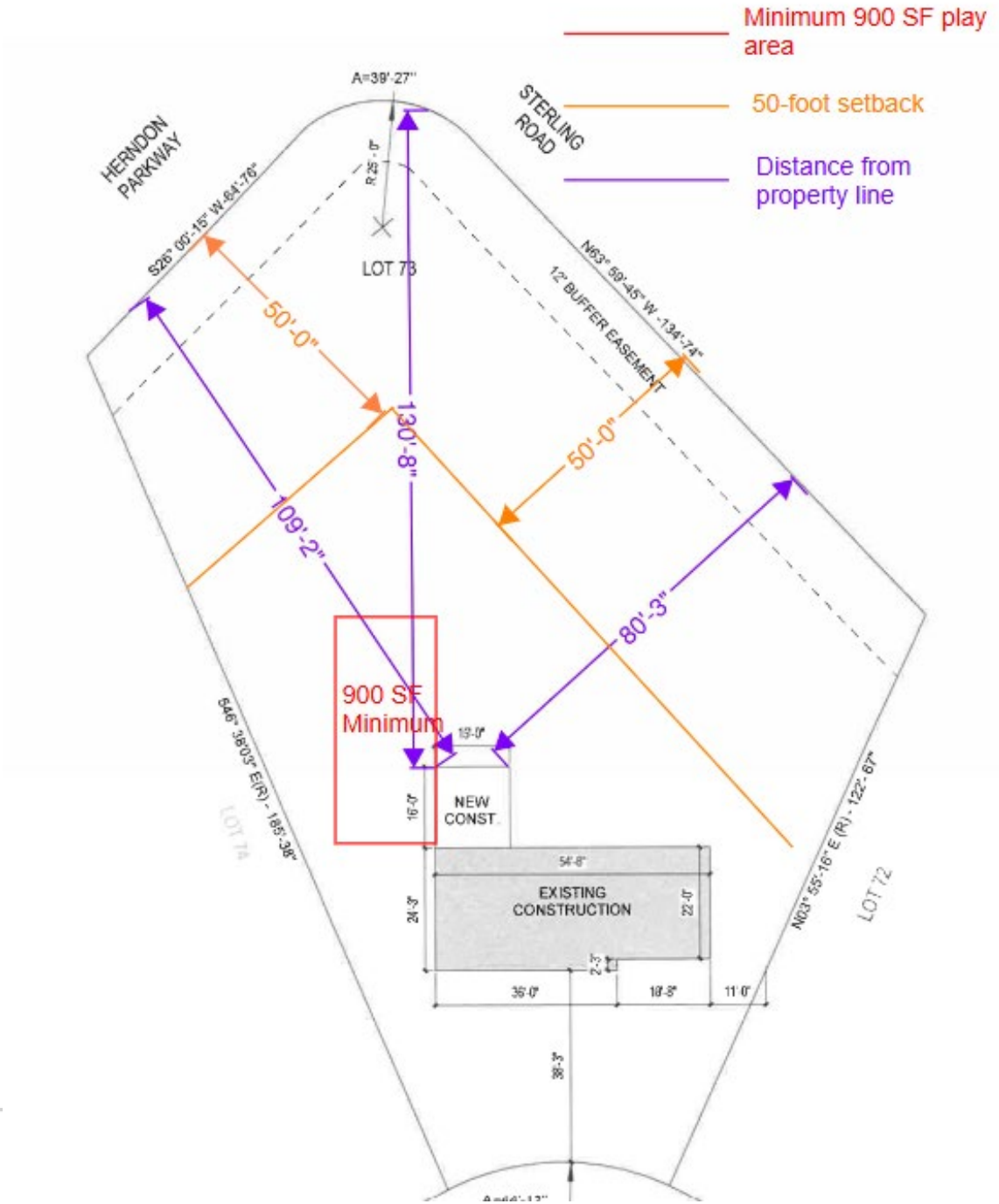


1001 Jeff Ryan Drive Site Photos





1001 Jeff Ryan Drive Fencing Diagram



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 than6:00 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. When playing outside all children shall be within the fenced playground area.	Yes	This is required by the zoning ordinance.
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.

Revised Condition D

Original Condition:

On-Site Play Area. When playing outside all children shall be within the fenced playground area.

Revised Condition:

On-Site Play Area. The applicant shall install a second, permanent fence at least 50 feet away from the property boundaries abutting Herndon Parkway and Sterling Road. When playing outside all children shall be within the fenced playground area.

Recommendation

Staff Recommendation:

Staff recommends the Planning Commission recommend approval of the proposed resolution with the modified fence condition, in accordance with Resolution B.

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