Planning Commission
Regular Meeting
Agenda Item 4.b.

Agenda Item: **SPECIAL EXCEPTION – SE #26-04, 865 3rd Street, to consider a special exception to permit a home-based business use within the R-15, Residential Single-Family District**

Meeting Date: June 22, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
This is an application for a home-based instructional program for robotics and coding within the R-15, residential single-family district. The proposed use will increase the maximum number of customers allowed at the site from three to ten. The 20,038 square-foot lot is located on the southeast corner of the intersection of 3rd Street and Monroe Street.

Following the June 8 Planning Commission work session, condition five (5) in the staff report (2(e) in the proposed resolution), was updated to limit the number of lessons permitted. The proposed condition fully encompasses the sample lesson schedule provided by the applicant and continues to provide some flexibility for the timing and number of lessons offered.

Background/Timing Impact:
The applicant currently provides STEM tutoring to their own children and a few classmates. They have established a partnership with Fairfax County Public Schools and are seeking to expand the operation. The applicant hopes to offer a summer program.

Fiscal Impact:
The business will generate minor fees to include the business license fee and a one-time zoning inspection permit fee.

Legal Impact:
Conditions and applicable sections of the zoning code will be enforceable by the town zoning enforcement staff.

Staff Recommendation/Next Steps:
Staff recommends that the Planning Commission recommend approval with conditions to the Town Council.

Attachments:

1. Staff Report (June 8 Work Session)
2. Resolution (Proposed)
3. Sample Schedule
4. Operational Document
5. Explanation Letter
6. Floor Plan
7. Legal Ad
8. Presentation