Planning Commission
Work Session
Agenda Item 2.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 8, 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.

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:
N/A

Staff Recommendation/Next Steps:
Withholding a recommendation pending additional information from the applicant and input from the Planning Commission.

Attachments:
1. SE# 26-04 Staff Report
2. Operational Document - Robotics Classes Special Exception
3. Explanation Letter
4. 865 3rd street Herndon floor plan