# Special Exception (SE) #26-04
# 865 3rd Street
# Home-Based Business

Planning Commission Working Session
June 8, 2026

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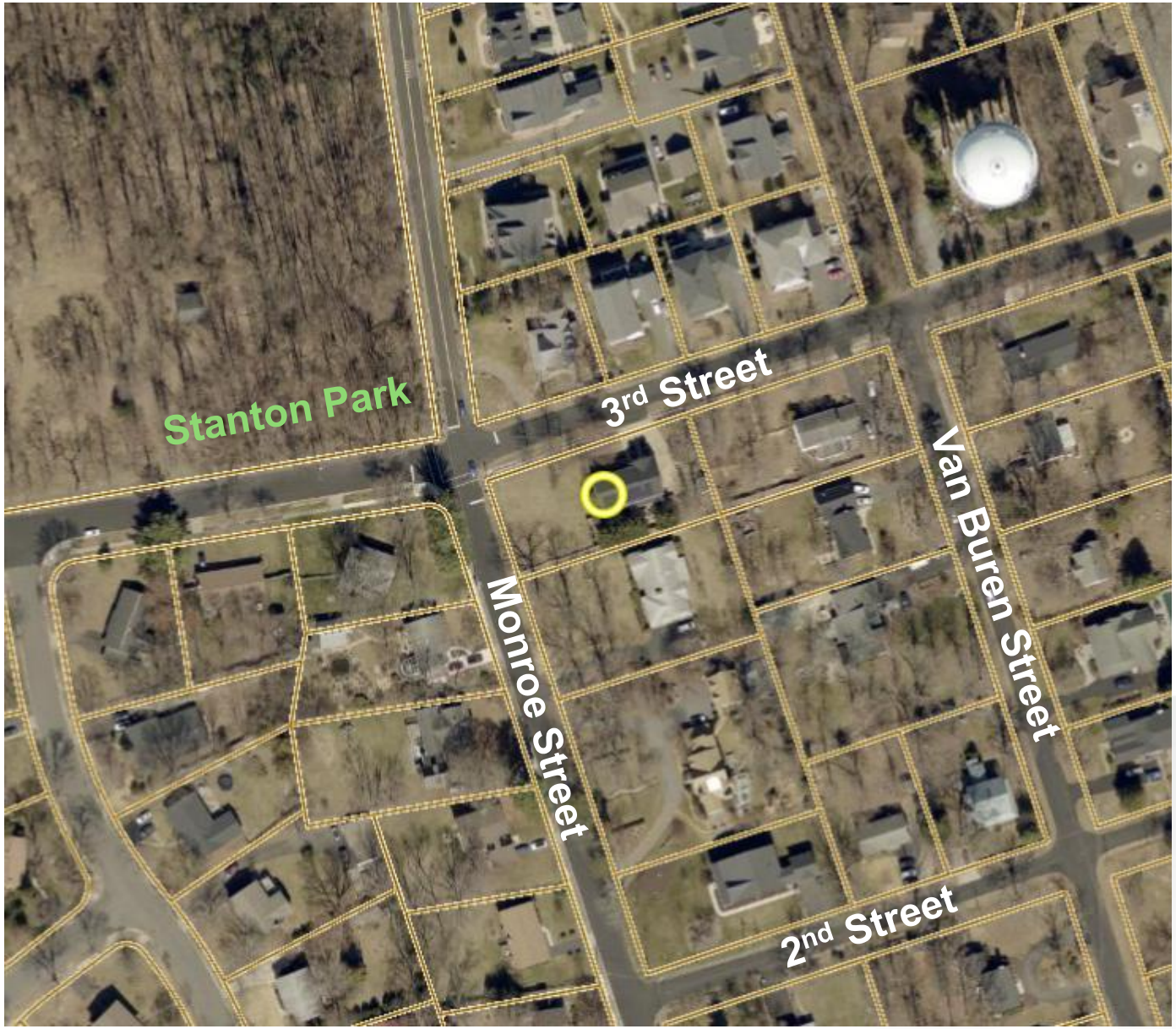
Zoning Services Specialist



LIVE DIFFERENTLY. TOWN OF Herndon VIRGINIA

# Site Description

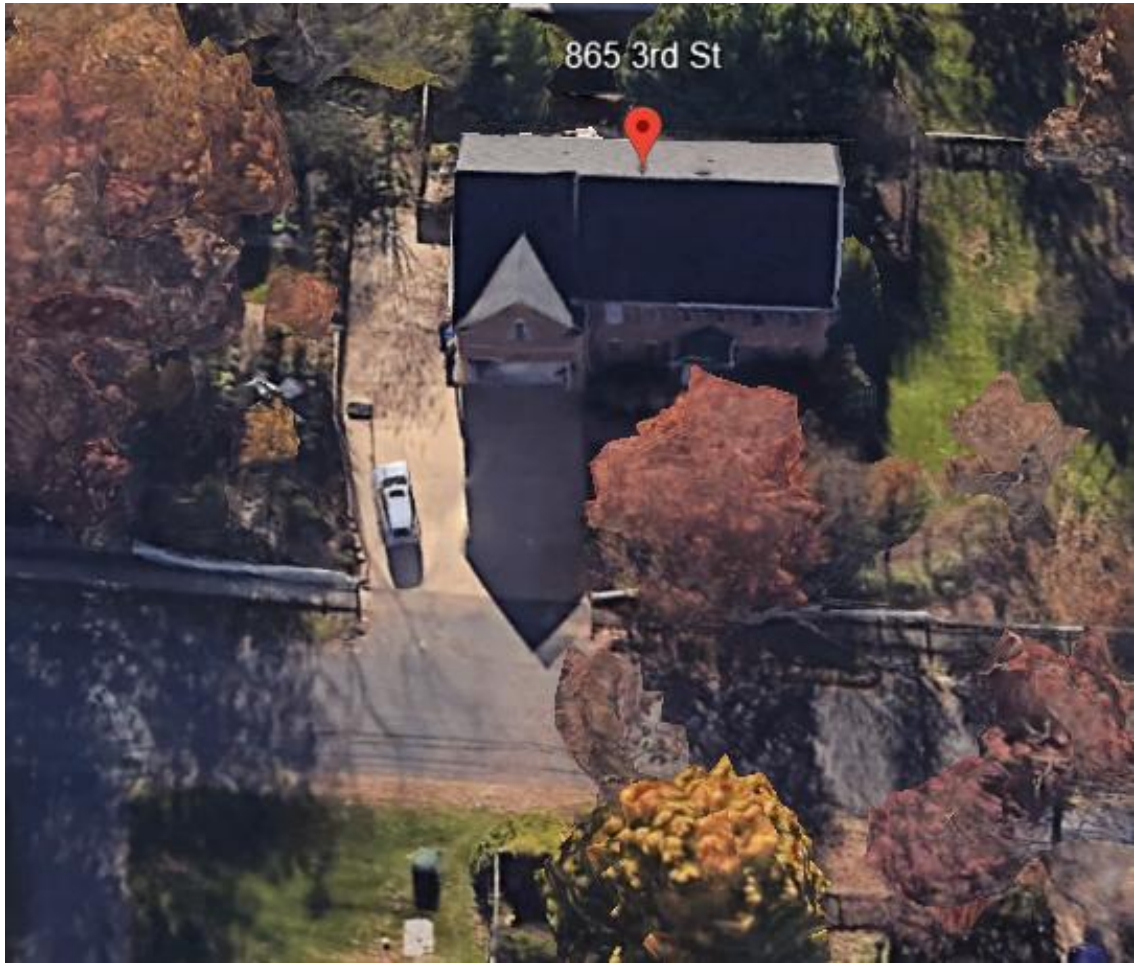
- 20,038 square feet
- R-15, Residential Single-Family
- Neighborhood Conservation



# Current Operation

The applicant currently provides robotics and coding lessons to their own children and a few classmates.

The applicant formed Launch Hub LLC and is an approved educational partner with Fairfax County Public Schools.

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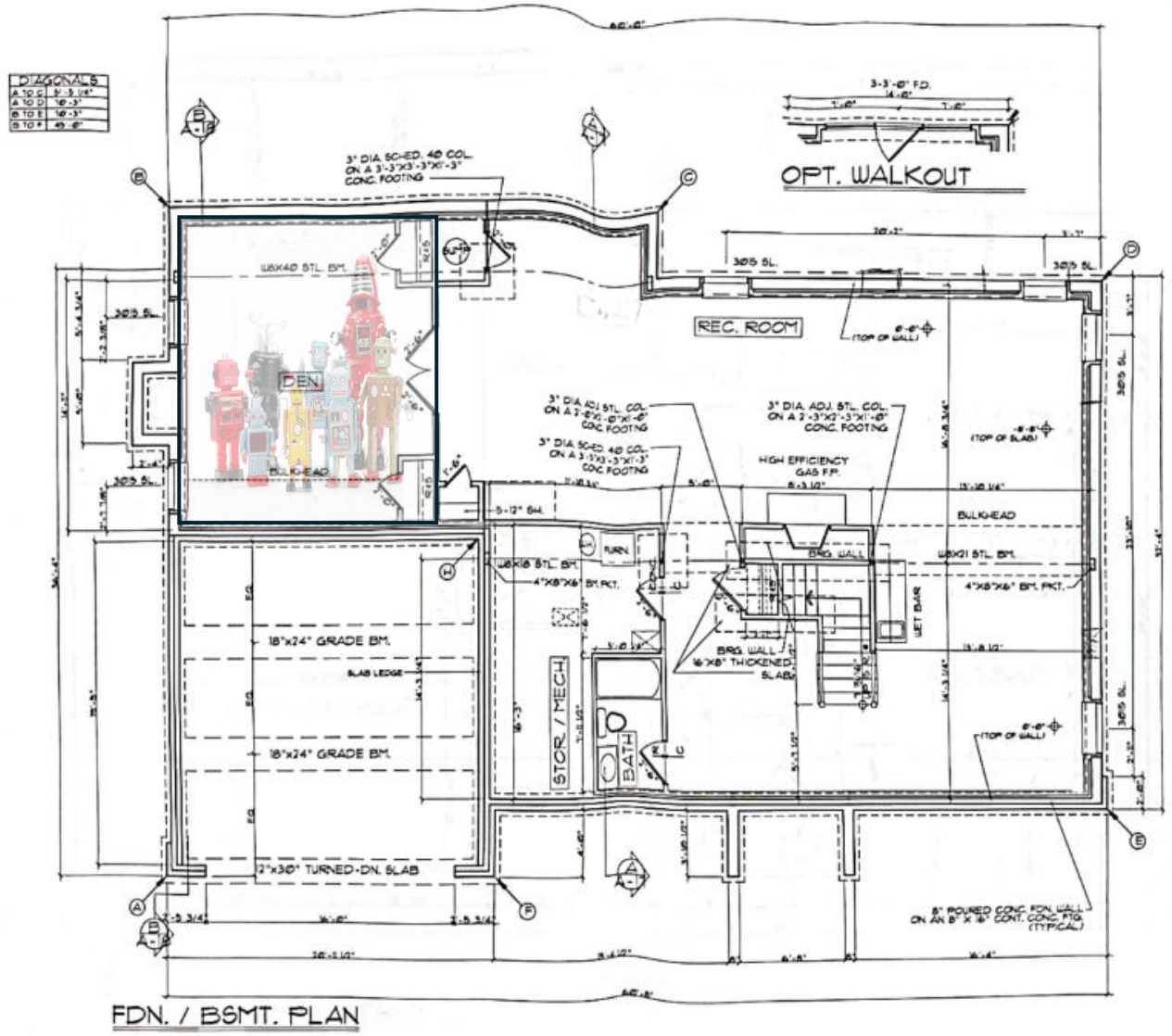
# Proposed Operations

Number of Employees:
- Two (Applicant and one nonresident employee)

Proposed Hours:
- During School Year
  - One weekday 5:00 p.m. to 6:00 p.m.
  - Sundays 9:30 a.m. to 11:30 a.m.
- During Summer
  - One week of lessons from 9:00 a.m. to 4:00 p.m.

Space Dedicated to Home-Based Business:
- The applicant has indicated that the lessons will take place in the basement den, which is approximately 267 sq. ft.

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# Proposed Special Exception

The zoning ordinance limits the number of nonresident employees and visitors between the hours of 8:00 a.m. and 9:00 p.m. in two ways:

- Up to three customers or clients are allowed at the site for no more than two consecutive hours per day. Sec. 78-80.5(a)(11)(b)
- No more than four arrivals of nonresident persons who are employees, clients, customers, or associates of the home-based business shall occur during any 24-hour period Sec. 78-80.5(a)(11)(c)

The applicant is requesting 10 children per session, with the summer sessions lasting more than two hours.



Microsoft Stock Image

# Staff Analysis

| | Criteria Sec. 78-155.3(e)(1) | Assessment | Reasoning |
|---|---|---|---|
| a. | Is consistent with the Comprehensive Plan | Meets | The proposed use will be in conformance with the Comprehensive Plan policies on provision of good and services to the local community and positive economic benefits of new businesses. |
| b. | Is free of conflict with any provision of this chapter and related regulations or any other applicable local, state, or federal laws and regulations | Meets | The proposed Special Exception uses are provisioned within the base zoning district and do not create any substantial conflicts with other regulatory requirements. The use and business operations will be conditioned to ensure the use continually meets the purpose and intent of the R-15, Residential Single-Family zoning district. |
| c. | Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use. | Meets with conditions | The proposed uses are generally compatible with the site / neighborhood. The proposed conditions will limit the impact to parking and vehicle trips by restricting maximum number of clients. |
| d. | Consistent with the purpose and intent of the zoning district in which it is located or will improve compatibility among uses and will ensure efficient development within the town. | Meets | The proposed conditions will remain compatible with the intent of the uses of the R-15 district. |
| e. | Minimizes adverse visual impact of the proposed use on adjacent lands. | Meets | The proposed conditions will not generate visual changes to the site. |
| g. | Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance. | Meets with conditions | Staff recommended conditions to limit the distribution of customers to prevent negative impacts to parking, drop-off/pickup, and noise. |
| h. | Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district. | Meets | The proposed use has virtually no external impacts and provides a needed community service. |
| i. | Does not significantly and adversely impact the natural environment, including but not limited to, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. | Meets | The proposed conditions will not involve any expansion of floor area or conversion of pervious area to impervious area. |

# Proposed Conditions

| # | Condition | Criteria Addressed |
|---|---|---|
| 1. | The site shall be developed and maintained in substantial conformance with a submitted special exception plan that is 33 percent or less of the gross floor area in conformance with Section 78-80.5 of the zoning ordinance. | C and G |
| 2. | The maximum number of clients per session shall not exceed 10. | C and G |
| 3. | Child drop-off and pick-up shall be limited to the driveway. | C and G |
| 4. | One employee shall be present in the driveway to direct children from the vehicle to the home at drop-off and from the home to the vehicle at pick-up. | C and G |
| 5. | There shall be a one-hour gap between the end of one session and the beginning of another session offered on the same day. | C and G |
| 6. | No signage shall be permitted. | G |

# Staff Recommendation

- The Planning Commission may consider recommending approval of SE #26-04 with conditions to the Town Council.