TOWN OF Herndon

www.herndon-va.gov

SE #24-03

RECEIVED ON NOV 26 2024 DEPARTMENT OF COMMUNITY DEVELOPMENT

Department of Community Development

APPLICATION FORM

Special Exception

Instructions: *Complete this form and submit to community.development@herndon-va.gov. Typed signatures will be accepted.*

Project Name: Nidia Retamal d.b.a Anbada Childcare LLC

For the purpose of operating/conducting (type of business):

Description of Proposed Use: Childcare and Virginia Preschool Initiative Provider to increse the number of children to 12

As provided for in Town Code Section:

Subject Property Address(es): 1402 Winterland ct, Herndon, VA 20170.

Zoning of Subject Property: Residential

Lot area (site area):

Are any site alterations or any alterations to the building's exterior or interior planned or underway in connection with this use (or were any alterations already completed)? ☒ NO ☐ YES (Please Describe)

Application is a request to develop in the Floodplain Overlay District

☒ No

☐ Yes

Applicant Name/Role: Nidia Retamal / Childcare and Property Owner.

Applicant Information: Email: anbadachildcare@gmail.com

Phone: 571 283 3365

Mailing Address: 1402 Winterland ct Herndon VA 20170.

Property Owner Name: Nidia Retamal

Property Owner Information: Email: anbadachildcare@Email.com

Phone: 571283 3365

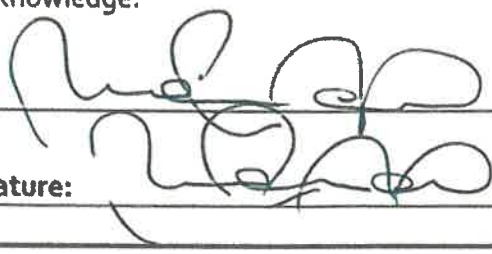
Mailing Address: 1402 winterland ct Herndon VA 20170

The undersigned hereby applies for a Special Exception under the provisions of § 78-155.3 of the Herndon Town Code.

I hereby affirm and certify that:

- The information provided on this form is true and correct to the best of my knowledge.
- The requirements associated with this application have been read and are understood.

• The use and occupancy of buildings and/or the use of land noted above is proposed in conformance with all provisions of the Town of Herndon, Virginia Zoning Ordinance regulations to the best of my knowledge.

Applicant Signature:  **Date:** 11/25/2024

Property Owner Signature: **Date:** 11/25/2024

REQUIREMENTS FOR ALL APPLICATIONS (Zoning Ordinance § 78-152.2)

- ☐ A letter signed by the business owner or owner's agent consenting to the application for the Special Exception Use;
- ☐ A statement from the landowner(s) authorizing an agent to act on their behalf (if applicable);
- ☐ If a pre-application conference took place, a statement indicating the date and time a pre-application conference was held with the Town, as well as a list of participants in the conference;
- ☐ If a neighborhood meeting was held prior to application submittal, a statement indicating the date, time, location, invitation list, number of attendees, and outcome of the meeting;
- ☐ A receipt or other documentation indicating that taxes have been paid on lands subject to the application (may be obtained when application is filed);
- ☐ If the application requires a plan or drawing, three physical sets, and one electronic set of plans or drawings prepared in accordance with the standards specified in the Zoning Ordinance;
- ☐ All other items listed in Zoning Ordinance § 78-152.2;
- ☐ Application Fee;

Certification, in a form prescribed by the Zoning Administrator, that public notification regarding a public hearing has been given in accordance with § 78-153.2.H, Public Notification, shall be submitted upon completion of proper notification by the applicant.

FOR SPECIAL EXCEPTIONS TO DEVELOP IN THE FLOODPLAIN OVERLAY DISTRICT

Notice from the Zoning Administrator: The issuance of a Special Exception to develop a structure within the Floodplain Overlay District may increase the risks to life and property and will result in increased premium rates for flood insurance.

- ☐ A floodplain study (if the use is located in the Floodplain Overlay District) and fee;
- ☐ If the purpose of the Special Exception is to allow a use in the Floodplain Overlay District, the application materials shall include information requested in Zoning Ordinance § 78-60.2 and the proposal must meet the standards in the Floodplain Overlay District in Zoning Ordinance § 78-155.3(e)(2);

Acknowledged:

Signature of Property Owner & Date

Signature of Business Owner (if different than Property Owner) & Date

If you have additional questions or to arrange for an appointment, please contact the Town of Herndon Department of Community Development by calling (703) 787-7380 or by e-mail at community.development@herndon-va.gov. Town offices are located at 777 Lynn Street and are open from 8:00 a.m. to 5:00 p.m., Monday through Friday.

For TOH-CD Office Use Only - Pre-Submission Review

Pre-Application Meeting Date (if applicable):

Date Reviewed: **Staff Name:** ☐ **Incomplete** ☐ **Complete**

For TOH-CD Office Use Only - Submission Review

Application Fee:

☐ ~~$300~~ Residential

☐ ~~$300~~ Education, Government, Institutional, and Community Service Use

☐ ~~$300~~ All Other Non-Residential Uses with no site alterations or building additions $455.00

☐ ~~$1,500~~ All Other Non-Residential Uses with no site alterations or building additions

Taxes Status: ☐ Paid ☐ Delinquent

Received By: **Date Received:**

Case #: **Tax Map Reference #:**

Assigned To: **Date Assigned:**

Associated Applications:

For TOH-CD Office Use Only – Final Review and Applicable Approval Information

Decision: ☐ Resubmission Necessary ☐ Approved as submitted ☐ Approved with conditions ☐ Denied

Resubmission Number:

Date Reviewed: **Staff Name:**

Date of public hearing at which Town Council approved the Special Exception, if approved:	
Date of expiration of Special Exception: (a) as specified by Town Council, or (b) resulting date if a Building Permit for the development approved by the Special Exception is not issued within one year from date of approval by the Town Council or the development is not completed within the time allowed under the Town's Building Regulations.	
Deadline for applicant to make a written request for an extension not to exceed six months (30 days prior to date of expiration):	

November 25, 2024

Mr. Dave Stronger, Zoning Administrator
Town of Herndon
Herndon, VA 20170

Dear Mr. Stronger and Town of Herndon officials:
Attached is the Department of Community Development Application Form for Special Exception for my home business Anbada Childcare, 1402 Winterland Court, Herndon, VA, 20170.
I am requesting a Special Exception that allows me to provide childcare services for up to twelve children. On 11/21/24, we had a pre-application meeting at the Town of Herndon attended by Mr. John Orrison, Mr. Ben Schitter, and Mr. Fadrique Iglesias representing the TOH, my administrative assistant, Lourdes D. Sleem, and me.
Since February 2002, I have been a childcare provider in Herndon, VA for up to five children. In 2008, I obtained a Virginia state license as childcare provider that has allowed me to work as provider for Fairfax County and Loudoun County with a maximum of twelve children. This is the number of children to which childcare was provided in my previous address at 12495 Cliff Edge Drive, Herndon, VA.
We provide services to newborns and infants, toddlers and preschoolers, and school aged children. Children ages three and four participate in the Virginia Preschool Initiative approved in 2021 which allows us to teach them the Virginia preschool curriculum. Currently, there are only two childcare providers in Herndon approved for the Virginia Preschool Initiative.
For years, Dranesville Elementary and Clearview Elementary teachers have referred children with special needs to my childcare due to the excellence in services provided to this group of children. We participate in the USDA food program and provide before and after school transportation to school aged children. We support our families with documentation, forms, and paperwork for programs such as Medicaid, food stamps, school registration, medical appointments, and sports. There are two assistants who live in my home and work in the childcare and one who comes to work five days a week.
We provide childcare services in two shifts: from 5am to 3pm and from 4:30pm to 11pm. Our services are a model to other

childcare providers, and we always have a waiting list. Since we had twelve children in the previous address and the TOH allows us to have only seven children in the new address, we currently have several children waiting for the approval of the special exception so they can rejoin the childcare.
Thank you for considering the application and please let me know if additional information is needed.
Sincerely,

Nidia Retamal, owner
Anbada Childcare
1402 Winterland Court
Herndon, VA. 20170

NIDIA RETAMAL
SERGIO RETAMAL
12495 Cliff Edge Dr
HERNDON, VA 20170

3080
65-270/550

11/26 20 24

PAY TO THE ORDER OF Town of Herndon $ 455.00

Four hundred fifty five — DOLLARS

Security features are included. Details on back

Suntrust

FOR Special Exception

MP

Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, Virginia 20170-4602

3099

DATE 11/26/24

RECEIPT

RECEIVED FROM Anbada Childcare $ 455 00

four hundred and fifty five dollars and 00 DOLLARS

FOR SE 24-03 - 1402 Winterland Drive

AMOUNT OF ACCOUNT	455
THIS PAYMENT	455
BALANCE DUE	0

☐ CASH
☐ CHECK
☐ CREDIT CARD
☐ MONEY ORDER

BY

THANK YOU

Printable page

MAP #: 0161 18 0154
RETAMAL NIDIA

1402 WINTERLAND CT

Owner

Name	RETAMAL NIDIA,
Mailing Address	1402 WINTERLAND CT HERNDON VA 20170 3905
Book	28203
Page	1777

Co-Owners

RETAMAL PIZZARO SERGIO

Parcel

Property Location	1402 WINTERLAND CT HERNDON VA 20170 3905
Map #	0161 18 0154
Tax District	H0000
District Name	DRANESVILLE TOWN OF HERNDON
Land Use Code	Single-family, Detached
Land Area (acreage)	
Land Area (SQFT)	11,959
Zoning Description	PD-R(Planned Dev-Residential)
Utilities	WATER CONNECTED SEWER CONNECTED GAS CONNECTED
County Inventory of Historic Sites	NO
County Historic Overlay District	NO For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT

Stub Number

411010851

Legal Description

Legal Description	FOUR SEASONS LT 154 SEC 2

Last Refresh

Date

Data last refreshed: November 25, 2024

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or CLICK HERE

Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Virginia State Code to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at Real Estate Division or by phone at (703) 222-8234.

While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Printable page

MAP #: 0161 18 0154
RETAMAL NIDIA

1402 WINTERLAND CT

Stub Number

411010851

Summary of 2024 Taxes

Year	General Fund Net Taxes	Special Tax District	Service Charges	Interest	Penalty	Other Charges	Amount Paid	Balance Due
2024 1ST HALF DUE	$4,320.51	$1,127.18	$.00	$.00	$.00	$.00	-$5,447.69	$.00
2024 2ND HALF DUE	$4,320.50	$1,127.16	$.00	$.00	$.00	$.00	-$5,447.66	$.00
Total:	$8,641.01	$2,254.34	$.00	$.00	$.00	$.00	-$10,895.35	$.00

Prepays and Refunds

Prepays	$.00
Pending Refunds	$.00
GRAND TOTAL	$.00

Special tax districts include levies for pest infestation control (i.e. gypsy moth, mosquitoes), Community Center taxes, and Transportation Districts. For more information see http://www.fairfaxcounty.gov/taxes/real-estate/tax-rates.

Source: Fairfax County Department
of Tax Administration, Real Estate Division.