



## **PLANNING COMMISSION WORK SESSION AGENDA**

Herndon Council Chambers Building  
765 Lynn Street, Herndon, VA 20170

Monday, May 4, 2026 | 7:00 PM

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### **1. Call to Order**

### **2. Public Hearings**

- a. Zoning Ordinance Text Amendment ZOTA #26-03 to amend Chapter 78 (ZONING), Article V (Planned Development Districts), by amending Section 78-50.8 (PD-TOC, Planned Development - Transit Oriented Core), Article VII (Use Regulations), Section 78-71.8 (Indoor Entertainment Use Category), and Article XVIII (Definitions), Section 78-180 (Definitions) to define casino related terms and establish land use provisions for casino establishments
- b. Zoning Ordinance Text Amendment – ZOTA #26-04 to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial office district) and Article VII (Use Regulations), Section 78-70.2 (Table of permitted and allowed uses), to remove the special exception requirement for personal service uses in the CO zoning district
- c. Application for a Special Exception, SE #26-02, 1001 Jeff Ryan Drive, to consider a special exception to permit a home-based child daycare use within the R-10, Residential single-family district (continued from April 27, 2026)

### **3. Comments**

- a. Comments from the Staff Members
- b. Comments from the Commissioners

### **4. Adjournment**

**Agenda Item:** Zoning Ordinance Text Amendment ZOTA #26-03 to amend Chapter 78 (ZONING), Article V (Planned Development Districts), by amending Section 78-50.8 (PD-TOC, Planned Development - Transit Oriented Core), Article VII (Use Regulations), Section 78-71.8 (Indoor Entertainment Use Category), and Article XVIII (Definitions), Section 78-180 (Definitions) to define casino related terms and establish land use provisions for casino establishments

**Meeting Date:** May 4, 2026

**Category:** Public Hearings

**Prepared by:** David Stromberg, Zoning Administrator

**Description:**

This zoning ordinance text amendment (ZOTA) adds a definition for "Casino Gaming Establishment" that is consistent with the definition in the Code of Virginia. The draft language includes amendments to PD-TOC, Planned Development - Transit Oriented Core, that would allow a casino gaming establishment that is part of a mixed-use development, subject to approval of a development plan and special exception. The draft also includes provisions for specific uses that are to be included in a casino gaming establishment mixed-use development. Those uses include the following:

- A hotel with at least 225 guest rooms
- A minimum of 34,000 square feet of retail space
- A minimum of 11,000 square feet of conference or ballroom space
- A minimum of 20,000 square feet of retail grocery space

**Background/Timing Impact:**

This item was rescheduled from the April 27, 2026 agenda due to an error in the legal advertisement.

Senate Bill SB 756, an amendment to the Code of Virginia Title 58.1 (Taxation), Chapter 41 (Casino Gaming) has been passed by the Virginia General Assembly and would allow Tysons in Fairfax County as an eligible location for a Casino Gaming Establishment. At this time, it is unclear whether SB 756 will be signed, amended, or vetoed by the governor. It is also unclear how Code of Virginia provisions for Casino Gaming Establishments may be amended in future General Assembly sessions.

**Timing Impact:**

Amending the Zoning Ordinance now to define casino-related terms and establish land use provisions will prepare the town for casino-related legislation that may have direct or indirect impacts on land use within the town.

**Fiscal Impact:**

Unknown at this time.

**Legal Impact:**

If adopted, this zoning ordinance text amendment will be effective on and after its adoption.

**Staff Recommendation/Next Steps:**

A recommendation will be provided at the public hearing.

**Attachments:**

1. Draft Ordinance

**TOWN OF HERNDON, VIRGINIA**

**TOWN COUNCIL**

**ORDINANCE**

\_\_\_\_\_, 2026

**Ordinance-** to adopt Zoning Ordinance Text Amendment ZOTA #26-03 to amend Chapter 78 (ZONING), Article V (Planned Development Districts), by amending Section 78-50.8 (PD-TOC – Planned Development – Transit-oriented Core), Article VII (Use Regulations), Section 78-71.8 (Indoor Entertainment Use Category), and amending Article XVIII (Definitions), Section 78-180 (Definitions) to define casino related terms and establish land use provisions for casino establishments.

**BE IT ORDAINED** by the Town Council of the Town of Herndon, Virginia that:

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are amended and re-ordained as follows:

**CHAPTER 78 (ZONING)**

**Article V – PLANNED DEVELOPMENT DISTRICTS**

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**Sec. 78-50.8 – PD-TOC – Planned Development transit-oriented core district.**

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(4) Table of Permitted uses in PD-TOC.

Table 78-50.8.D - Principal Permitted Uses in PD-TOC

KEY: P = Use Permitted By Right; S=Use Permitted Subject to Special Exception Approval; D = Use Permitted Subject to Develop Plan Approval

Uses may be subject to use specific standards as noted in the last column

| USE CATEGORY | USE TYPE | PD-TOC | See Supplemental Regulations |
|--------------|----------|--------|------------------------------|
|--------------|----------|--------|------------------------------|

|  |   |                    |                        |
|--|---|--------------------|------------------------|
| Residential                              | Stacked Townhouse (rental, condominium, or fee-simple) when no more than 400 linear feet from property used for SFD residential on January 1, 2018. | P                  | §78-71.1               |
|  | Multi-Family (rental or condominium)  | D                  | §78-71.1               |
|  | Elderly and/or Persons with disabilities Assisted Living Housing (rental or condominium)  | D                  | §78-71.1               |
| Education                                | Childcare Center, Daycare Center, Preschool,  | S, D               | §78-71.2               |
|  | K-12 schools (public or private)  | D                  | §78-71.2               |
|  | Career School or School of Special Instruction  | P                  | §78-71.2               |
|  | Post-Secondary School (public or private)   | P                  | §78-71.2               |
| Institutional and Community Service Uses | Community Center  | S, D               | §78-71.4               |
|  | Library   | S, D               | §78-71.4               |
|  | Museum  | S, D               | §78-71.4               |
|  | Police Substation   | S, D               | §78-71.3               |
|  | Places of Worship (accommodating 300 or fewer individuals at any one time)  | S, D               | §78-71.4               |
| Alcohol Production Facilities, Small     | Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro wineries (without on-site vineyard)  | S, D               | §78-71.5               |
|  | Brewpubs  | S, D               | §78-71.5               |
| Eating Establishments                    | Restaurant  | S, D               | §78-71.6               |
| Entertainment; Indoor                    | Theater (Live, electronic and film presentations, with or without food and beverage service)  | S, D               | §78-71.8               |
|  | <b><i>Casino gaming establishments as part of a mixed-use development</i></b>   | <b><i>S, D</i></b> | <b><i>§78-71.8</i></b> |

|                                    |   |      |           |
|------------------------------------|---|------|-----------|
| Lodging Businesses                 | Conference Center or Hotel  | S, D | §78-71.12 |
| Offices                            | All Office Uses (including healthcare offices and outpatient healthcare facilities) | P    | §78-71.7  |
| Personal Services and Retail Sales | Artist's Studio or Gallery  | P    | §78-71.10 |
|                                    | Financial Institution   | P    | §78-71.10 |
|                                    | Printing, Mailing, Packing Service  | P    | §78-71.10 |
|                                    | Personal Services; General  | S, D | §78-71.10 |
|                                    | Veterinarian, Animal Daycare & Grooming   | S, D | §78-71.10 |
|                                    | Indoor Recreation, Health & Sports Facilities (public or private)                   | S, D | §78-71.10 |
|                                    | Outdoor Passive or Active Recreation Facilities (public or private)                 | S, D | §78-71.10 |
|                                    | Retail  | S, D | §78-71.10 |

## Article VII. – USE REGULATIONS

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### Sec. 78-71.8 – Indoor entertainment use category

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- (a) *Characteristics.* This indoor entertainment use category is characterized by commercial uses that provide recreation or entertainment activities in an enclosed structure or structures. Accessory uses may include concessions, snack bars, restaurants, parking, and maintenance facilities.
- (b) *Examples.* Example use types include private clubs, amusement arcades, billiards parlors, bowling alleys, dance floors, indoor skating rinks, commercial swimming pools (indoor), enclosed skating rinks, racquet and tennis club facilities (indoor), health clubs, auditoriums and theaters for live performances or pre-recorded performances.
- (c) *Similar use types, accessory uses, and prohibited use types*

- (1) *Private clubs.* A private club in which the principal use is a restaurant is in the category of eating establishment.
- (2) *Restricted facilities.* Indoor recreation facilities that are reserved for use by residents of particular residential developments and their guests are accessory to those residential use types.
- (d) *Indoor entertainment category specific use standards.* All indoor entertainment uses shall comply with all applicable standards in this chapter and the following specific standards:
  - (1) *Indoor entertainment uses in the Herndon Downtown.* Indoor entertainment uses in the Herndon Downtown (designated in the downtown overlay as shown in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as may be amended) shall be of a scale and impact harmonious with existing development and planning policy for the Herndon Downtown. Factors to be considered include traffic impact, parking availability, pedestrian access, peak period visitation for the proposed use and positive economic multipliers for existing downtown businesses.
  - (e) **Casino gaming establishment. Casino gaming establishments may only be established when part of a mixed-use development containing a minimum of at least # of the following**
    - (1) **A hotel with at least 225 guest rooms**
    - (2) **A minimum of 34,000 square feet of retail space**
    - (3) **A minimum of 11,000 square feet of conference or ballroom space**
    - (4) **A minimum of 20,000 square feet of retail grocery**

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**Sec. 78-180. – Definitions.**

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**Casino gaming establishment.** Casino gaming establishment means the premises, including the entire property located at the address of the licensed casino, upon which lawful casino gaming is authorized and licensed by the Virginia Lottery Board.

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- 2. This ordinance shall be effective on and after the date of its adoption.

**Agenda Item:** Zoning Ordinance Text Amendment – ZOTA #26-04 to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial office district) and Article VII (Use Regulations), Section 78-70.2 (Table of permitted and allowed uses), to remove the special exception requirement for personal service uses in the CO zoning district

**Meeting Date:** May 4, 2026

**Category:** Public Hearings

**Prepared by:** David Stromberg, Zoning Administrator

**Description:**

This zoning ordinance text amendment will remove the special exception requirement for general personal services uses in the CO, Commercial Office, zoning district. Land uses in the zoning ordinance are organized into groups called "use categories" which then list specific "use types." Article VII (Use Regulations) contains the "Table of permitted and allowed uses," which contains the full list of use categories and use types, as well as all zoning districts. This table provides every type of classified use that could potentially be allowed within the town and provides for comparison of uses between zoning districts. The table identifies which uses are allowed by-right, which uses are allowed by special exception, which uses are allowed subject to the proffers of a rezoning application, and which uses are prohibited for each zoning district in the town. Each zoning district also contains a simplified use table that lists only the uses allowed by-right, by special exception, or by proffered rezoning (planned development districts only). Implementing this text amendment requires a change to both the full use table and the CO district use table.

Hair, tanning, personal care, esthetician, and manicure/pedicure businesses all fall into the "personal services, general" use type. This use type is allowed by-right in the CC, Central Commercial, CS, Commercial Services, and most PD-B, Planned Development - Business, zoning districts. Review and approval of a by-right use is administrative and consists of obtaining a ZAP (Zoning Appropriateness Permit) and a business license and typically takes 2-4 business days. Review and approval of a special exception use typically takes four to five months to allow for legal advertisements and public hearings of the planning commission and town council. Special exception review also utilizes more staff members and more staff time than administrative review.

**Background/Timing Impact:**

One of the recommendations of the Small Business Process Improvement Committee is

to, "Conduct a comprehensive review of the zoning ordinance use tables and Special Exception process, with the goal of expanding by-right uses in appropriate zoning districts and streamlining approval pathways for commonly approved uses, thereby reducing regulatory barriers for small businesses." This ZOTA is one of potentially multiple amendments to further this goal.

The Town Council initiated a resolution for ZOTA #26-04 during their public hearing on April 28, 2026.

**Fiscal Impact:**

If adopted, this zoning ordinance text amendment will result in shorter review times, allowing for approved businesses to obtain a business license and begin paying BPOL (business, professional, and occupational license) fees.

**Legal Impact:**

If adopted by the Town Council, this amendment will be effective on and after its date of adoption.

**Staff Recommendation/Next Steps:**

Recommend ZOTA #26-04 to the Town Council for approval.

**Attachments:**

1. Draft Ordinance

**TOWN OF HERNDON, VIRGINIA**

**TOWN COUNCIL**

**ORDINANCE**

\_\_\_\_\_, 2026

**Ordinance-** to adopt Zoning Ordinance Text Amendment ZOTA #26-04 to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial Office) and Article VII (Use Regulations), Section 78-70.2 (Table of Permitted and Allowed Uses), to remove the special exception requirement for personal service uses in the CO zoning district.

**BE IT ORDAINED** by the Town Council of the Town of Herndon, Virginia that:

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are amended and re-ordained as follows:

**CHAPTER 78 (ZONING)**

**Article IV – BUSINESS DISTRICTS**

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**Sec. 78-40.3 – CO – Commercial office district.**

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(3) Table of Permitted uses in the CO district.

| Table 78-40.3(c)(3): Principal Permitted and Allowed Uses CO                          |          |    |                              |
|---|----------|----|------------------------------|
| KEY: P = Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval; |          |    |                              |
| Uses may be subject to use specific standards as noted in the last column             |          |    |                              |
| USE CATEGORY  | USE TYPE | CO | See Supplemental Regulations |
|   | ***      |    |                              |

|                                    |   |    |           |
|------------------------------------|---|----|-----------|
| Personal Services and Retail Sales | Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic | S  | §78-71.10 |
|                                    | Artist's Studio or Gallery  | P  | §78-71.10 |
|                                    | Dry-Cleaning/Laundry, Laundromats   | S  | §78-71.10 |
|                                    | Financial Institution   | P  | §78-71.10 |
|                                    | Health Care Facility  | P  | §78-71.10 |
|                                    | Health Care Laboratory  | P  | §78-71.10 |
|                                    | Mailing and Packing Service   | S  | §78-71.10 |
|                                    | Personal Services, General  | SP | §78-71.10 |
|                                    | Pharmacy  | P  | §78-71.10 |
|                                    | Product Repair and Services   | S  | §78-71.10 |
|                                    | Retail Sales  | S  | §78-71.10 |
|                                    | School of Special Instruction   | S  | §78-71.10 |
|                                    | Other Personal Services and Retail Sales Uses                               | S  | §78-71.10 |
| Commercial Utilities               | ***   |    |           |

**Article VII. – USE REGULATIONS**

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**Sec. 78-70.2 – Table of permitted and allowed uses**

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|  | Residential Districts | Business Districts | Planned Development District | Suppl Reqs. |
|--|-----------------------|--------------------|------------------------------|-------------|
|--|-----------------------|--------------------|------------------------------|-------------|

| USE CATEGORY                       | USE TYPE  | R15 | R10 | R TC | RM | CC | CS | CO | O& LI | PD-R | PD-B | PD-TD<br>PD-D | PD-UR | PD-TOC<br>PD-W | See Section |
|------------------------------------|---|-----|-----|------|----|----|----|----|-------|------|------|---------------|-------|----------------|-------------|
| Offices                            |   |     |     |      |    |    |    |    | ***   |      |      |               |       |                |             |
|                                    | Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic |     |     |      |    |    | P  | S  | S     | Z    | Z    |               |       | **             | §78-71.10   |
|                                    | Artist's Studio or Gallery  |     |     |      |    | P  | P  | P  | P     | Z    | Z    | Z*            |       | **             | §78-71.10   |
|                                    | Dry-Cleaning/Laundry, Laundromats   |     |     |      |    | S  | P  | S  | P     | Z    | Z    | Z*            |       | **             | §78-71.10   |
|                                    | Durable Goods Sales   |     |     |      |    |    | P  |    | S     |      | Z    |               |       | **             | §78-71.10   |
| Personal Services and Retail Sales | Financial Institution   |     |     |      |    | P  | P  | P  | P     |      | Z    | Z*            |       | **             | §78-71.10   |
|                                    | Funeral Home  |     |     |      |    | P  |    |    |       |      |      |               |       | **             | §78-71.10   |
|                                    | Health Care Facility  |     |     |      |    | P  | P  | P  | P     | Z    | Z    | Z*            |       | **             | §78-71.10   |
|                                    | Health Care Laboratory  |     |     |      |    | P  | P  | P  | P     |      | Z    |               |       | **             | §78-71.10   |

|                            |   |  |  |  |  |   |   |        |   |   |   |    |    |            |            |
|----------------------------|---|--|--|--|--|---|---|--------|---|---|---|----|----|------------|------------|
|                            | Mailing and Packing Service                   |  |  |  |  | S | P | S      | P |   | Z | Z* | ** | \$78-71.10 |            |
|                            | Personal Services, General                    |  |  |  |  | P | P | S<br>P |   | Z | Z | Z* | ** | \$78-71.10 |            |
|                            | Pharmacy                                      |  |  |  |  | P | P | P      |   |   | Z | Z* | ** | \$78-71.10 |            |
|                            | Product Repair and Services                   |  |  |  |  | P | P | S      | P |   | Z | Z* | ** | \$78-71.10 |            |
|                            | Retail Sales                                  |  |  |  |  | P | P | S      |   |   | Z | Z* | Z  | **         | \$78-71.10 |
|                            | School of Special Instruction                 |  |  |  |  | S | P | S      | P | Z | Z | Z* | ** | \$78-71.10 |            |
|                            | Other Personal Services and Retail Sales Uses |  |  |  |  | P | P | S      |   |   | Z | Z* | ** | \$78-71.10 |            |
| Vehicle Sales and Services | ***   |  |  |  |  |   |   |        |   |   |   |    |    |            |            |

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2. This ordinance shall be effective on and after the date of its adoption.

**Agenda Item:** Application for a Special Exception, SE #26-02, 1001 Jeff Ryan Drive, to consider a special exception to permit a home-based child daycare use within the R-10, Residential single-family district (continued from April 27, 2026)

**Meeting Date:** May 4, 2026

**Category:** Public Hearings

**Prepared by:** David Stromberg, Zoning Administrator

**Description:**

This special exception application is a request to allow a home-based business daycare, which was continued from the April 27, 2026, meeting. Home-based businesses, including daycare, are allowed as an accessory use to residential primary uses, provided they comply with the provisions of Section 78-80.5 of the Herndon Zoning Ordinance. A home-based business, including a daycare, is allowed by-right (reviewed administratively by staff) if it does not exceed the following:

1. The number of clients (children, not including the providers' own children) does not exceed seven per day.
2. The number of off-site employees does not exceed one.
3. The area of the home-based business does not exceed 33 percent of the principal dwelling, up to a maximum of 1,000 square feet.
4. The hours of operation are between 6 AM and 9 PM.
5. For daycare, there is an outdoor play area of at least 75 square feet per child.
6. Outdoor play areas must be enclosed by a fence of at least four feet, unless the applicant can demonstrate that the area provides adequate protection from traffic, neighboring yards or other hazards.

If an applicant is requesting to deviate from the above standards, they may do so by submitting a special exception application for greater review by the planning commission and town council. In this application, the applicant is requesting to deviate from the following three standards:

1. Requesting to have 12 clients (children) enrolled per day.
2. Increase the area of the home-based business beyond 1,000 square feet to 1,103 square feet.
3. Have up to two off-site employees per day.

A home-based business is defined as, "A business that is conducted (i) within a dwelling unit which is the principal and bona fide residence of the practitioner or practitioners of the business and (ii) in accordance with the provisions of Article VII, Use Regulations."

A home-based daycare is defined as, "A dwelling in which a permanent occupant of the dwelling provides for the care of up to five children or adults, in accordance with the provisions for home-based businesses in Article VII, Use Regulations. Those receiving care are not all related to the occupant or to each other by blood or marriage and are not the legal wards or foster children of the attendant adults, and do not reside on the site."

**Background/Timing Impact:**

During the work session on April 13, 2026, several Planning Commissioners raised concerns regarding the safety of the property as a daycare due to the fact that sections of the perimeter fence were missing and covered with a tarp. Some commissioners requested staff examine adding a condition that would require the play area be located away from the rear of the property, which abuts Sterling Road and Herndon Parkway, and nearer to the house, possibly through an additional barrier.

Subsequent to the work session, staff became aware of a complaint submitted by the applicant to the traffic engineering department where the applicant alleges the property is unsafe due to traffic accidents at that intersection. This complaint was provided to the Planning Commission. Staff recommended continuing this item at the April 27, 2026, public hearing to more thoroughly vet the accuracy of information regarding this application.

Also on April 27, 2026, staff sent a letter to the applicant revoking Zoning Inspection Permit ZIP #25-058, due to the fact the applicant was not residing full time at the property. This issue is not directly related to the Planning Commission's review of the special exception. Approval of this special exception would not relieve the requirement of being a bona fide resident, as is required for all home-based businesses.

**Fiscal Impact:**

Taxes can be collected on home-based businesses.

**Legal Impact:**

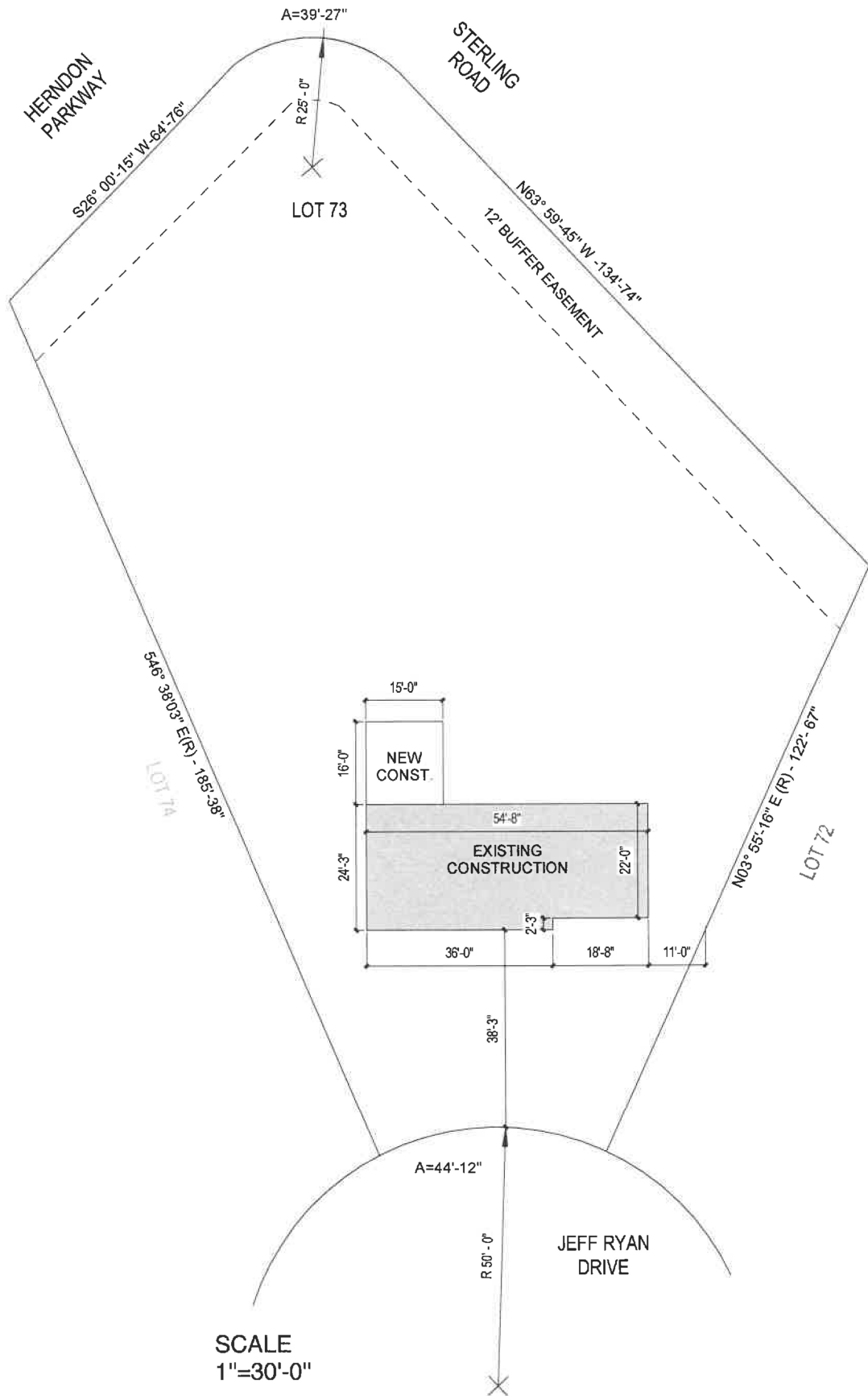
This special exception can only make modifications as outlined in Section 78-80.5(c). Approval of this special exception would not relieve the requirement of being a bona fide resident, as is required for all home-based businesses.

**Staff Recommendation/Next Steps:**

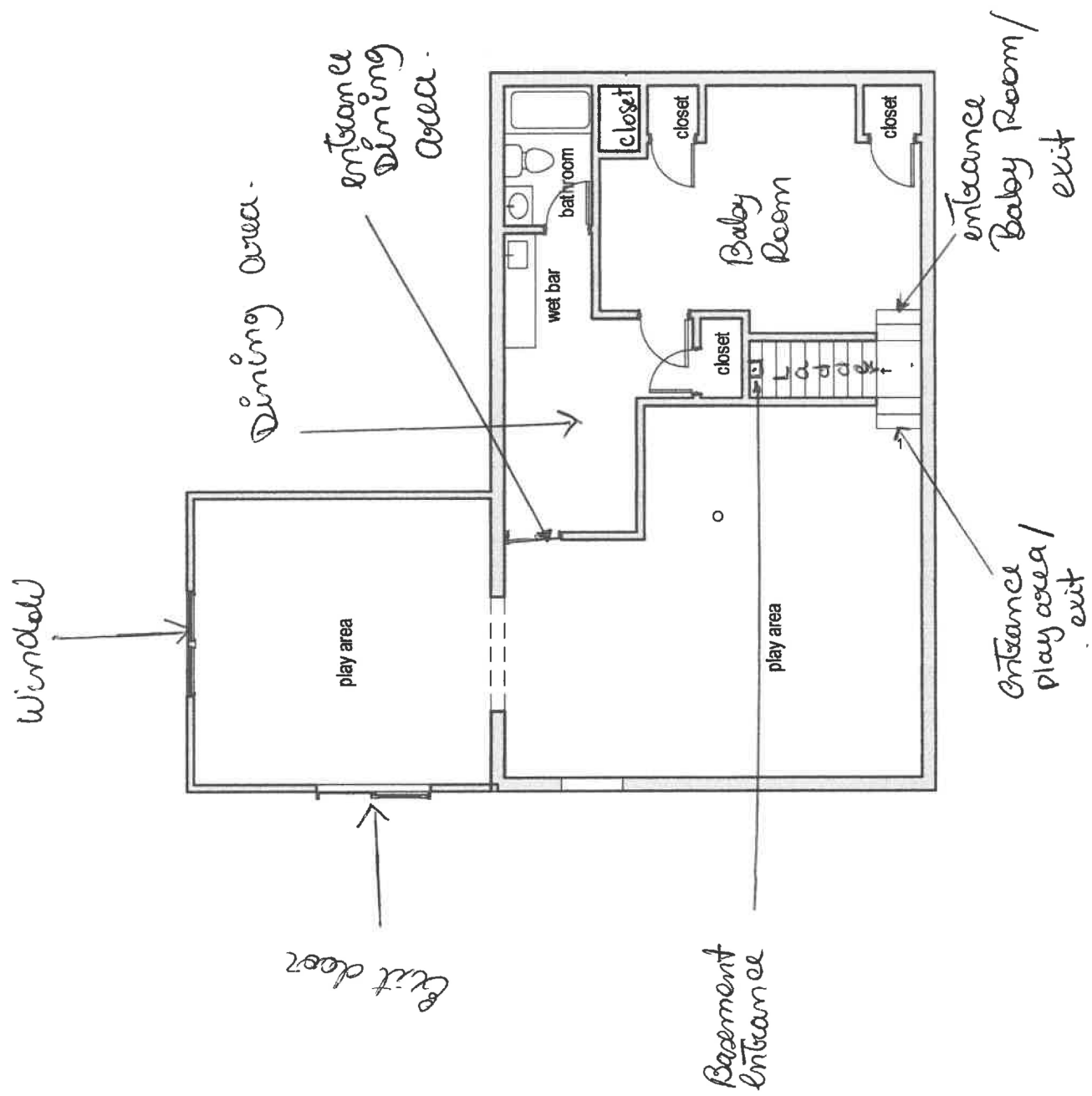
Staff is withholding recommendation until there is greater clarity regarding the facts of the case.

**Attachments:**

1. 1001 Jeff Ryan Dr SE26-02 Plan and Plat
2. 1001 Jeff Ryan Drive Complaint



# Basement Plan for Daycare



**To TOWN OF HERNDON - DEPARTMENT OF PUBLIC WORKS Office:**

We are Sarita Abad Moretti and Deyvis Placencia Elguera, owners of the property located at 1001 Jeff Ryan Drive located in Herndon, in the State of Virginia, with ZIP 20170. Firstly, the back of the property in question crosses directly with the Sterling RD and Herndon Pkwy intersection, being a main avenue with high traffic of heavy vehicles (trucks, cranes, and more) and light vehicles (cars, trucks and more) and unknown pedestrians.

Second, since the date we purchased the property in question, we have had multiple safety problems due to the number of traffic accidents that occur, especially on weekends (sometimes we observe Fairfax police officers intervening in accidents, incidents and arrests), interventions and arrests made at the mentioned location (Sterling RD and Herndon Pkwy).

Third, Our Fence measures 6 ft high, is an old structure, broken and worn by time, presenting a weak and dangerous appearance for our safety in the mentioned address. My family, especially my children, cannot enjoy our patio safely, because we are afraid that an accident will occur or that a drunk vehicle will invade or that a dangerous person will enter our property and we will have consequences to regret. The most dangerous possibility being death or abduction of one of my relatives or children because it is an old and damaged structure, there is no security.

Fourth, our neighbor specifically at the address 1003 Jeff Ryan Drive has a fence that is 10 ft high, strong and resistant against fire, accidents and prevents dangerous people from entering, observing the property and having dangerous intentions with his family, this fence was place on MY NEIGHBORS' PROPERTY BY THE TOWN OF HERNDON, COUNTY, AND IT IS THE SAME COUNTY THAT PROVIDES IT MAINTENANCE through a company specialized in fencing.

Fifth, We have been requesting on several occasions that The Town of Herndon, County, specifically the Department of Public Works, take the pertinent and immediate actions, because we have the right to peace and security, represented and granted by the County in collaboration with the Police and Fire Department. In this case, we make the formal request through this very important letter, attaching photos of the waste found every weekend that is thrown by unknown people on our property, a map of the location where the property ends, additional photos of the fence that was placed for our neighbor by The Town of Herndon, County, a photo of the company that maintains the mentioned neighbor's fence, photos of the barrier that is placed on Sterling RD that is damaged by the accidents that occur and to date has not been repaired. We attach reports from the Herndon police found on the same Herndon Town page. We

would like to mention additionally that the TOWN OF HERNDON POLICE kindly sent us a link where we were able to observe through statistics that HERNDON PKWY AVENUE that crosses with STERLING RD on our property presents a high degree of dangerous incidents on a weekly basis such as DRUNK DRIVING, ACCIDENTS, OR INVASION TO THE PROPERTY, the same ones that we will attach to this letter.

An immediate response is requested from the DIRECTORS OF OUR COUNTY and that it orders whoever it corresponds to PROVIDE US WITH A SOLUTION FOR OUR PROPERTY because it is of an URGENT nature.

Thank you in advance for the attention and action given to this letter,

We say goodbye,



**SARITA ABAD MORETTI**

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CORREO: abad\_moretti@yahoo.es



**DEYVIS PLACENCIA ELGUERA**

PHONE: 5712359743  
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**PROPERTY OWNERS**

**1001 JEFF RYAN DRIVE**

**HERNDON - 20170**

## SECTION I: MAJOR INCIDENTS

**Burglary-Commerical**

**1/7/2025**

**300-blk Elden St**

**2025-00079**

Security footage showed that at a 2:23 on Tuesday morning (1/7/2025), the suspect entered the back of the business. There was no sign of forced entry and the suspect left with an undisclosed amount of cash. The case is under investigation.

## SECTION II: INCIDENTS BY DISTRICTS

### DRANESVILLE

| DATE          | CASE       | OFFENSE                 | BLK  | STREET         |
|---------------|------------|-------------------------|------|----------------|
| 1/8/25 10:16  | 2025-00085 | LARCENY FROM BUILDING   | 700  | LYNN ST        |
| 1/10/25 17:53 | 2025-00109 | DESTRUCTION OF PROPERTY | 600  | ELDEN ST       |
| 1/10/25 21:52 | 2025-00112 | TRESPASS-BANNED         | 700  | GRANT ST       |
| 1/11/25 12:03 | 2025-00116 | DRUNKENESS              | 1000 | CHARLTON PL    |
| 1/12/25 1:45  | 2025-00125 | ASSAULT                 | 600  | DULLES PARK CT |

### DULLES

| DATE          | CASE       | OFFENSE                     | BLK  | STREET                   |
|---------------|------------|-----------------------------|------|--------------------------|
| 1/6/25 19:59  | 2025-00066 | ASSAULT                     | 1000 | NICKLAUS CT              |
| 1/6/25 23:22  | 2025-00067 | DISORDERLY CONDUCT          | 1100 | ELDEN ST                 |
| 1/7/25 9:49   | 2025-00071 | TRESPASS-BANNED             | 1000 | ELDEN ST                 |
| 1/8/25 8:34   | 2025-00084 | ASSAULT                     | 1400 | CUTTERMILL CT            |
| 1/8/25 14:50  | 2025-00090 | LARCENY-SHOPLIFTING         | 1000 | ELDEN ST                 |
| 1/9/25 19:54  | 2025-00103 | DESTRUCTION OF PROPERTY     | 1000 | ELDEN ST                 |
| 1/10/25 16:04 | 2025-00108 | LARCENY FROM VEHICLE        | 900  | BRANCH DR                |
| 1/11/25 17:17 | 2025-00120 | LARCENY-SHOPLIFTING         | 1200 | ELDEN ST                 |
| 1/11/25 20:11 | 2025-00121 | SUSPICIOUS EVENT            | 1200 | CYPRESS TREE PL          |
| 1/11/25 23:36 | 2025-00123 | DRIVING WHILE INTOXICATED   |      | WORLDGATE DR/ELDEN ST    |
| 1/11/25 23:39 | 2025-00124 | DRIVING WHILE INTOXICATED   |      | STERLING DR/ROCK HILL RD |
| 1/12/25 9:11  | 2025-00127 | DESTRUCTION OF PROPERTY     | 1100 | ELDEN ST                 |
| 1/12/25 10:28 | 2025-00129 | FALSE ID TO LAW ENFORCEMENT | 1100 | ELDEN ST                 |
| 1/12/25 19:03 | 2025-00136 | PROPERTY DAMAGE             | 1000 | ELDEN ST                 |
| 1/12/25 19:03 | 2025-00137 | DISORDERLY CONDUCT          | 1000 | ELDEN ST                 |
| 1/12/25 21:20 | 2025-00139 | ASSAULT                     | 500  | ASPEN DR                 |
| 1/12/25 23:14 | 2025-00143 | TRESPASS-BANNED             | 1200 | ELDEN ST                 |

*entrance to our Urbanization*

*Sterling Avenue  
another corner  
Where 1400 VA  
606*

### METRO

| DATE          | CASE       | OFFENSE              | BLK | STREET     |
|---------------|------------|----------------------|-----|------------|
| 1/6/25 2:24   | 2025-00061 | ASSAULT              | 700 | ELDEN ST   |
| 1/7/25 9:26   | 2025-00070 | FRAUD-INTERNET/PHONE | 600 | MERLINS LN |
| 1/7/25 13:21  | 2025-00079 | BURGLARY-COMMERCIAL  | 300 | ELDEN ST   |
| 1/8/25 12:56  | 2025-00087 | LARCENY-ALL OTHER    | 100 | ELDEN ST   |
| 1/8/25 15:39  | 2025-00091 | ASSAULT              | 700 | HICKORY CT |
| 1/10/25 19:19 | 2025-00111 | DRUNKENESS           | 200 | ELDEN ST   |
| 1/11/25 14:19 | 2025-00117 | ASSAULT              | 300 | ELDEN ST   |
| 1/12/25 0:01  | 2025-00126 | ASSAULT              | 800 | PARK AVE   |

## SECTION I: MAJOR INCIDENTS

No major incidents to note.

## SECTION II: INCIDENTS BY DISTRICTS

### DRANESVILLE

| DATE          | CASE       | OFFENSE                 | BLK  | STREET       |
|---------------|------------|-------------------------|------|--------------|
| 12/4/24 14:10 | 2024-04870 | DESTRUCTION OF PROPERTY | 700  | CENTER ST    |
| 12/6/24 15:04 | 2024-04889 | ASSAULT                 | 800  | STATION ST   |
| 12/7/24 19:01 | 2024-04911 | LARCENY-ALL OTHER       | 1000 | JEFF RYAN DR |

*Unknown persons entering our neighbor's yard*

### DULLES

| DATE          | CASE       | OFFENSE                  | BLK  | STREET              |
|---------------|------------|--------------------------|------|---------------------|
| 12/2/24 14:55 | 2024-04843 | LARCENY-SHOPLIFTING      | 1100 | ELDEN ST            |
| 12/2/24 18:17 | 2024-04844 | FRAUD-INTERNET/PHONE     | 1100 | AUTUMNHAZE CT       |
| 12/2/24 19:21 | 2024-04846 | ASSAULT                  | 1200 | BOND ST             |
| 12/3/24 17:28 | 2024-04856 | LARCENY OF VEHICLE PARTS | 500  | JAMES CIRONE WAY    |
| 12/3/24 20:20 | 2024-04859 | TRESPASS-BANNED          | 1200 | ELDEN ST            |
| 12/4/24 14:30 | 2024-04871 | ASSAULT                  | 1500 | SNOWFLAKE CT        |
| 12/5/24 10:53 | 2024-04876 | VEHICLE TAMPERING        | 400  | SUGARLAND MEADOW DR |
| 12/5/24 20:31 | 2024-04882 | TRESPASS-BANNED          | 1100 | ELDEN ST            |
| 12/5/24 22:58 | 2024-04885 | DRUNKENNESS              | 1200 | ELDEN ST            |
| 12/6/24 18:04 | 2024-04894 | TRESPASS-BANNED          | 1000 | ELDEN ST            |
| 12/6/24 18:37 | 2024-04895 | DISORDERLY CONDUCT       | 1100 | ELDEN ST            |
| 12/6/24 21:31 | 2024-04898 | DRUNKENNESS              | 1100 | ELDEN ST            |
| 12/7/24 10:09 | 2024-04904 | UNLAWFUL ENTRY           | 1100 | CYPRESS TREE PL     |
| 12/7/24 18:47 | 2024-04910 | DISORDERLY CONDUCT       | 900  | ALABAMA DR          |
| 12/7/24 21:05 | 2024-04912 | LARCENY-SHOPLIFTING      | 1200 | ELDEN ST            |
| 12/7/24 21:19 | 2024-04913 | LARCENY-SHOPLIFTING      | 1000 | ELDEN ST            |
| 12/7/24 21:46 | 2024-04915 | LARCENY-PICK POCKET      | 1100 | ELDEN ST            |
| 12/8/24 1:35  | 2024-04920 | ASSAULT                  | 1200 | ELDEN ST            |
| 12/8/24 19:34 | 2024-04929 | INTIMIDATION/THREATS     | 900  | BRANCH DR           |
| 12/8/24 21:52 | 2024-04930 | PROPERTY LOST FOUND      | 1100 | ELDEN ST            |

### METRO

| DATE          | CASE       | OFFENSE                  | BLK | STREET           |
|---------------|------------|--------------------------|-----|------------------|
| 12/2/24 9:39  | 2024-04838 | PROPERTY DAMAGE          | 100 | HERNDON MILL CIR |
| 12/2/24 13:24 | 2024-04840 | DISORDERLY CONDUCT       | 400 | ELDEN ST         |
| 12/2/24 13:53 | 2024-04841 | LARCENY OF VEHICLE PARTS | 400 | ELDEN ST         |
| 12/3/24 11:51 | 2024-04850 | OBTAINING DRUGS BY FRAUD | 600 | ELDEN ST         |
| 12/4/24 23:50 | 2024-04873 | VEHICLE TAMPERING        | 300 | OLD DOMINION AVE |
| 12/5/24 8:23  | 2024-04875 | LARCENY FROM VEHICLE     | 400 | ARKANSAS AVE     |
| 12/5/24 15:58 | 2024-04878 | LARCENY FROM VEHICLE     | 600 | HERNDON PKWY     |
| 12/6/24 15:37 | 2024-04890 | FRAUD-INTERNET/PHONE     | 500 | FLORIDA AVE      |

## SECTION I: MAJOR INCIDENTS

**Burglary-Commercial**

**9/10/2024**

**100-blk Elden St**

**2024-003667**

The business' manager arrived in the morning to find the front glass door broken. An undisclosed amount of cash, electronic equipment, and business products were taken. The case is under investigation.

## SECTION II: INCIDENTS BY DISTRICTS

### DRANESVILLE

| DATE          | CASE       | OFFENSE                 | BLK  | STREET        |
|---------------|------------|-------------------------|------|---------------|
| 9/10/24 16:06 | 2024-03668 | DRUNKENNESS             | 900  | HERNDON PKWY  |
| 9/10/24 22:59 | 2024-03671 | DISORDERLY CONDUCT      | 700  | ELDEN ST      |
| 9/12/24 15:42 | 2024-03696 | LARCENY FROM VEHICLE    | 1100 | AUTUMNHAZE CT |
| 9/13/24 13:37 | 2024-03706 | LARCENY-ALL OTHER       | 1100 | HERNDON PKWY  |
| 9/13/24 21:41 | 2024-03712 | ASSAULT                 | 700  | ELDEN ST      |
| 9/14/24 11:35 | 2024-03721 | DESTRUCTION OF PROPERTY | 1100 | CASPER DR     |
| 9/15/24 3:22  | 2024-03733 | DESTRUCTION OF PROPERTY | 700  | ELDEN ST      |

### DULLES

| DATE          | CASE       | OFFENSE               | BLK  | STREET          |
|---------------|------------|-----------------------|------|-----------------|
| 9/9/24 17:28  | 2024-03659 | FRAUD- VIA COMPUTER   | 1300 | LOPP CT         |
| 9/12/24 12:33 | 2024-03690 | DRUNKENNESS           | 1000 | ELDEN ST        |
| 9/12/24 20:58 | 2024-03699 | INTIMIDATION/THREATS  | 800  | MOSBY HOLLOW DR |
| 9/13/24 12:04 | 2024-03704 | FRAUD-FALSE PRETENSES | 1200 | SUMMERFIELD DR  |
| 9/14/24 17:23 | 2024-03729 | ASSAULT               | 1200 | AUTUMN PL       |

### METRO

| DATE          | CASE       | OFFENSE                   | BLK  | STREET                   |
|---------------|------------|---------------------------|------|--------------------------|
| 9/10/24 11:12 | 2024-03667 | BURGLARY- COMMERCIAL      | 100  | ELDEN ST                 |
| 9/10/24 22:35 | 2024-03670 | DESTRUCTION OF PROPERTY   | 400  | ELDEN ST                 |
| 9/10/24 22:42 | 2024-03672 | DRIVING WHILE INTOXICATED |      | STERLING RD/HERNDON PKWY |
| 9/12/24 6:19  | 2024-03687 | DRUNKENNESS               | 1200 | ELDEN ST                 |
| 9/14/24 9:01  | 2024-03716 | DESTRUCTION OF PROPERTY   |      | THIRD ST/STANTON PARK CT |
| 9/15/24 4:13  | 2024-03734 | VEHICLE TAMPERING         | 1400 | OAK TRAIL CT             |

### WORLDGATE

| DATE          | CASE       | OFFENSE                    | BLK   | STREET       |
|---------------|------------|----------------------------|-------|--------------|
| 9/9/24 17:36  | 2024-03658 | LARCENY OF VEHICLE PARTS   | 12900 | ALTON SQ     |
| 9/11/24 0:15  | 2024-03673 | WARRANT-OTHER AGENCY       | 12900 | ALTON SQ     |
| 9/12/24 13:16 | 2024-03692 | ASSAULT                    | 900   | FERNDALE AVE |
| 9/14/24 20:30 | 2024-03730 | PROTECTION ORDER VIOLATION | 200   | MISSOURI AVE |

## SECTION I: MAJOR INCIDENTS

**Sex Offenses**

**07/02/2024**

**700-blk Birch St**

**2024-02756**

Josias Nahun Menjivar Portillo, 34, of Herndon, VA, was arrested and charged with Indecent Liberties with a Child Under 15 and Use of Electronic Means to Solicit Child in Sex Crime. The victim became known to him after meeting each other in a park. Menjivar Portillo was taken to the Fairfax County Adult Detention Center where he was held on a \$2000 secured bond.

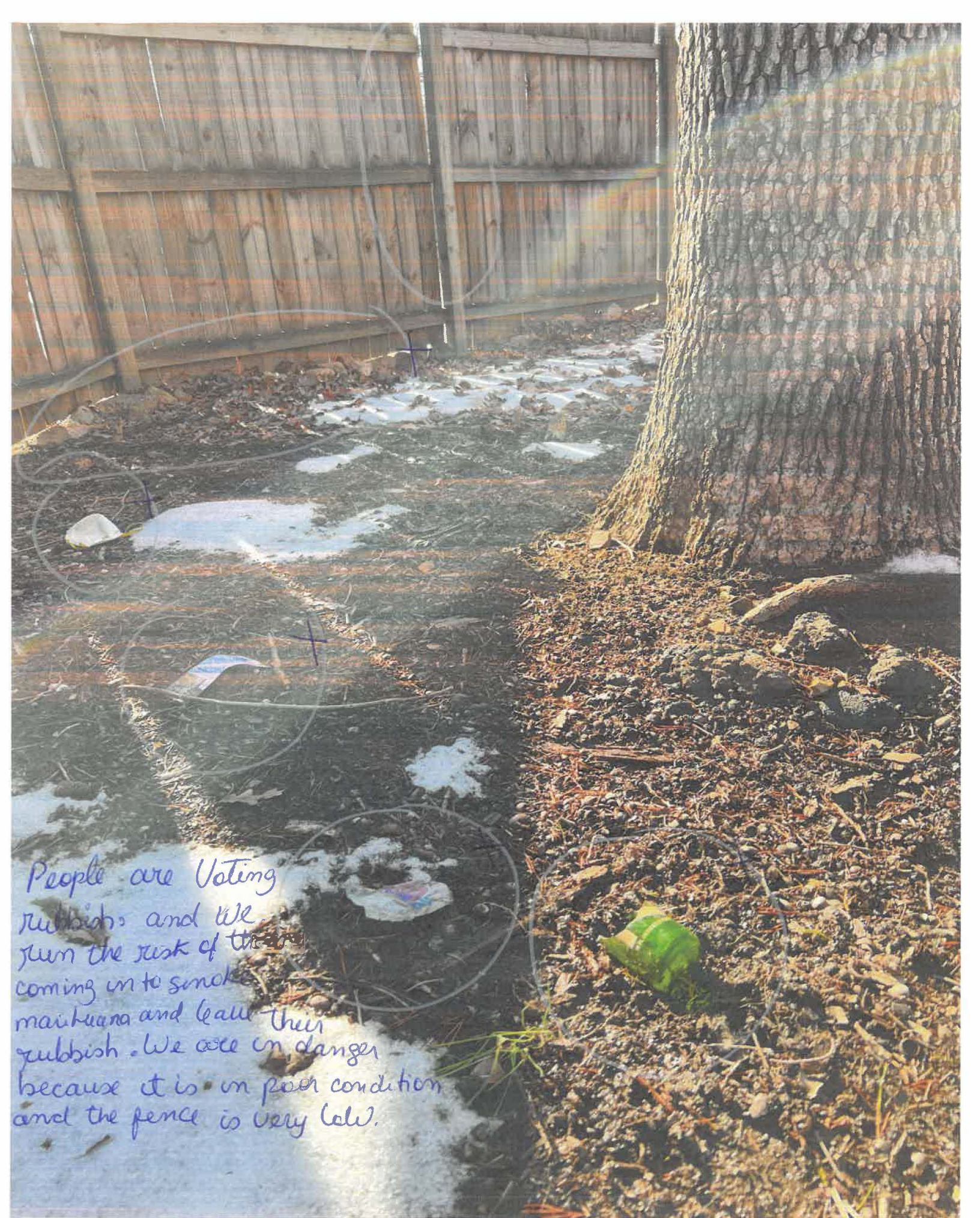
## SECTION II: INCIDENTS BY DISTRICTS

### DRANESVILLE

| DATE          | CASE      | OFFENSE                 | BLK  | STREET         |
|---------------|-----------|-------------------------|------|----------------|
| 8/20/24 20:56 | 202403415 | ASSAULT                 | 700  | DRANESVILLE RD |
| 8/21/24 6:38  | 202403416 | LARCENY FROM VEHICLE    | 900  | BALLOU ST      |
| 8/21/24 14:44 | 202403421 | LARCENY-SHOPLIFTING     | 700  | CENTER ST      |
| 8/22/24 14:06 | 202403428 | TRESPASS-BANNED         | 700  | CENTER ST      |
| 8/22/24 21:30 | 202403440 | WEAPONS VIOLATION       | 1000 | KNIGHT LN      |
| 8/23/24 16:19 | 202403450 | ASSAULT                 | 800  | GRACE ST       |
| 8/24/24 17:03 | 202403458 | LARCENY-SHOPLIFTING     | 600  | ELDEN ST       |
| 8/29/24 21:27 | 202403509 | DISORDERLY CONDUCT      | 400  | ELDEN ST       |
| 8/30/24 9:38  | 202403515 | INTIMIDATION/THREATS    | 800  | VAN BUREN ST   |
| 8/31/24 2:03  | 202403532 | DESTRUCTION OF PROPERTY | 100  | ELDEN ST       |
| 8/31/24 8:19  | 202403535 | STOLEN VEHICLE          | 900  | FERNDAL AVE    |
| 9/1/24 17:10  | 202403545 | TRESPASSING             | 600  | SPRING ST      |

### DULLES

| DATE          | CASE      | OFFENSE                   | BLK  | STREET                    |
|---------------|-----------|---------------------------|------|---------------------------|
| 8/19/24 2:15  | 202403392 | ASSAULT                   | 1100 | ELDEN ST                  |
| 8/19/24 12:04 | 202403396 | FRAUD                     | 1200 | WILSHIRE DR               |
| 8/22/24 15:10 | 202403429 | LARCENY                   | 1200 | ELDEN ST                  |
| 8/22/24 18:59 | 202403435 | DRUNKENESS                |      | ELDEN ST/CENTER ST        |
| 8/23/24 11:18 | 202403443 | LARCENY FROM VEHICLE      | 1000 | ELDEN ST                  |
| 8/25/24 22:36 | 202403466 | TRESPASS                  | 100  | ELDEN ST                  |
| 8/26/24 7:46  | 202403469 | LARCENY FROM VEHICLE      | 2100 | RAVEN TOWER CT            |
| 8/26/24 17:35 | 202403475 | TRESPASS-BANNED           | 400  | ELDEN ST                  |
| 8/27/24 19:12 | 202403485 | ASSAULT                   | 1400 | STERLING RD → 1400 VA 606 |
| 8/28/24 22:19 | 202403500 | DRIVING WHILE INTOXICATED |      | HERNDON PKWY/SILVERWAY DR |
| 8/29/24 17:30 | 202403507 | PROPERTY DAMAGE           | 600  | ELDEN ST                  |
| 8/30/24 15:45 | 202403519 | LARCENY-SHOPLIFTING       | 1200 | ELDEN ST                  |
| 8/30/24 16:12 | 202403525 | DRUNKENESS                | 1100 | ELDEN ST                  |
| 8/30/24 16:12 | 202403520 | TRESPASS-BANNED           | 1100 | ELDEN ST                  |
| 8/31/24 1:04  | 202403531 | ASSAULT                   | 700  | ELDEN ST                  |
| 9/1/24 21:50  | 202403546 | LIQUOR LAW VIOLATION      | 1100 | ELDEN ST                  |
| 9/1/24 23:28  | 202403547 | ASSAULT                   | 1100 | CYPRESS TREE PL           |



People are Votting  
rubbish and we  
run the risk of the  
coming in to smoke  
marijuana and leave their  
rubbish. We are in danger  
because it is in poor condition  
and the fence is very low.

Here you can see my neighbor's fence, brand new and strong, and the deteriorated and dangerous state of my fence.



Small fence, deteriorated and in poor condition

clean in poor condition apparently closed, but they push and enter my property

My Neighbor's fence, provided by Herndon town to safeguard his safety and peace of mind.

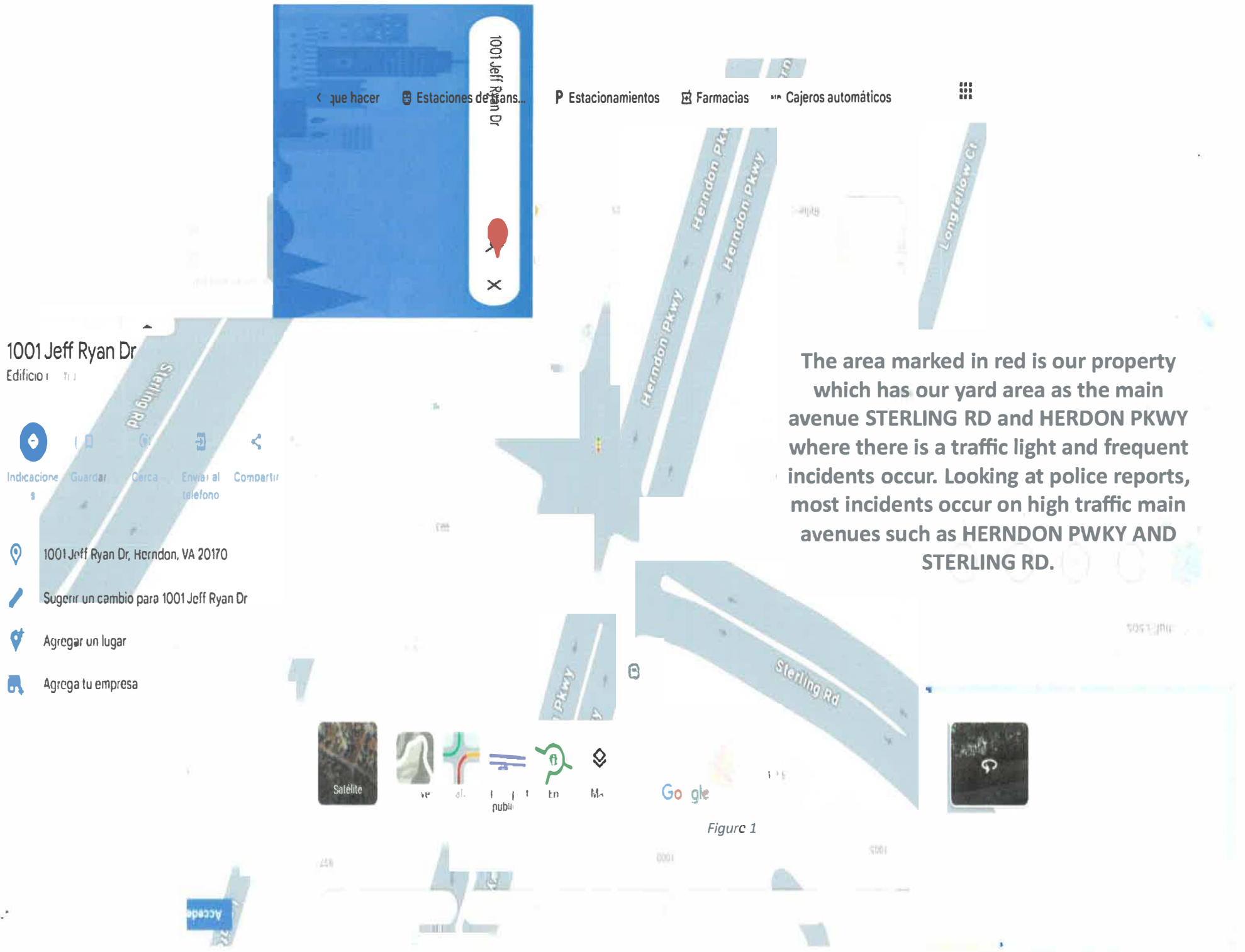
My Neighbor ANA Carolina Pires de Coutinho

cell 415 937 2869





Our fence is broken and we put stones to avoid any danger because they can throw garbage on those sides.



The area marked in red is our property which has our yard area as the main avenue STERLING RD and HERDON PKWY where there is a traffic light and frequent incidents occur. Looking at police reports, most incidents occur on high traffic main avenues such as HERNDON PWKY AND STERLING RD.

Figure 1

Some vehicles flee the scene of the accident

Danger of losing control of the vehicle and entering my property due to speeding or drun driving

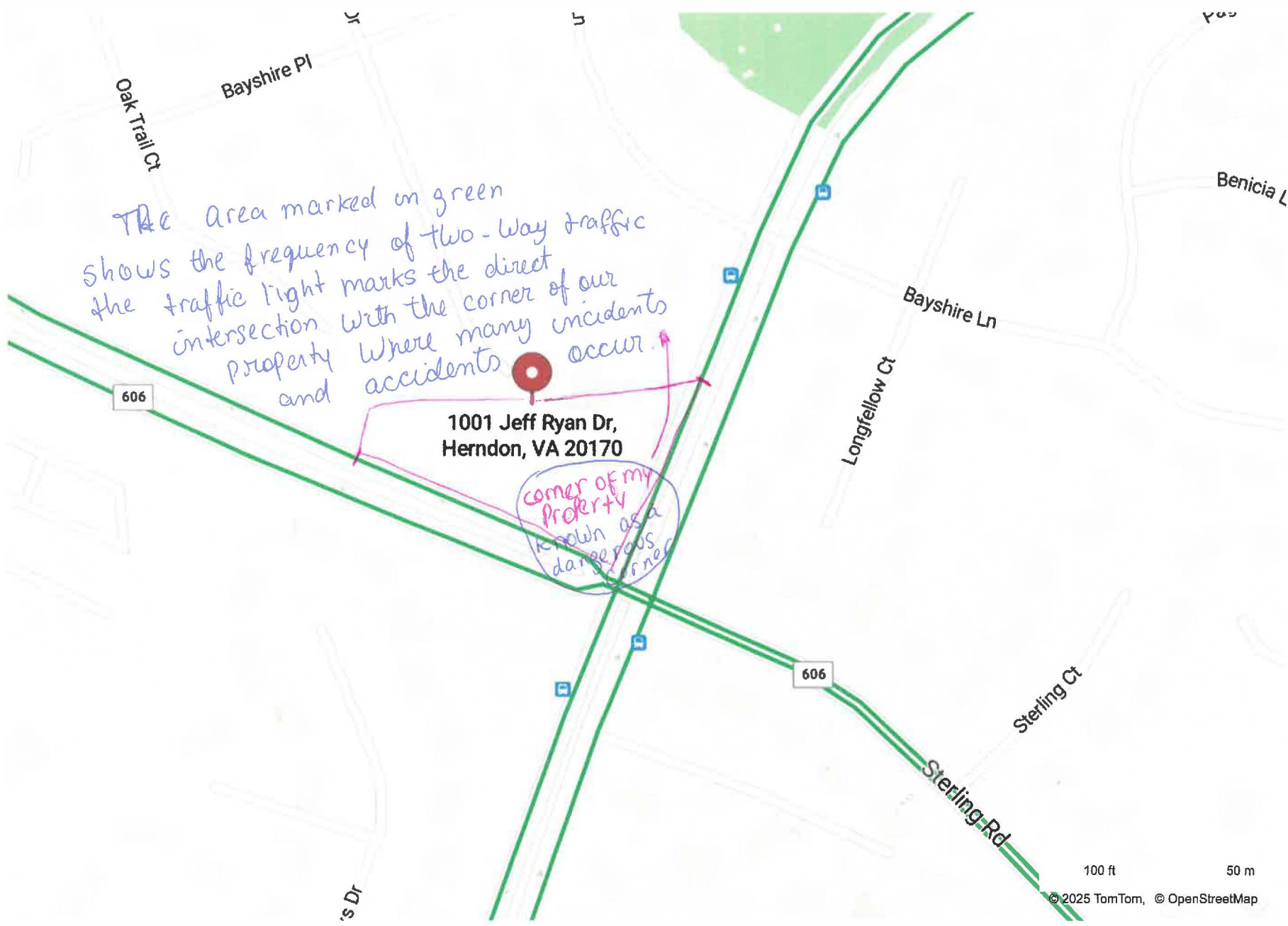
DANGEROUS CORNER

Herndon Pkwy

Herndon Pkwy



At the fence material is deteriorated and easily breaks and comes out



The area marked in green shows the frequency of two-way traffic the traffic light marks the direct intersection with the corner of our property where many incidents and accidents occur.

1001 Jeff Ryan Dr,  
Herndon, VA 20170

corner of my property  
known as a dangerous corner

100 ft 50 m  
© 2025 TomTom, © OpenStreetMap

1.- This information will be sent to the e-mail address mentioned above.

Department Of Public Works

TOWN OF  
**Herndon**  
DEPARTMENT OF PUBLIC WORKS

777 Lynn Street  
Herndon, VA 20170-4602

(703) 435-6853

publicworks@herndon-va.gov  
herndon-va.gov

2.- Thanks to the Police department for their work and support in the requested information



**Herndon**

HERNDON POLICE DEPARTMENT

**POLICE COMMUNICATIONS**

Non-Emergency Number: 703-435-6846

**POLICE RECORDS**

Email: [herndonpd.records@herndon-va.gov](mailto:herndonpd.records@herndon-va.gov)



**Herndon Police Department** ✓

20 de septiembre de 2023 · 🌐



FINAL: All lanes are now open at Herndon Pkwy and Sterling Rd. One person was transported to the hospital with non-life-threatening injuries. Thank you for your patience.

TRAFFIC ALERT: Both lanes of inner loop of Herndon Pkwy at Sterling Rd are closed for an accident. Avoid the area. Updates as an available. [#HerndonPD](#)



👍👀 29

1 2

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FAIRFAX COUNTY

# Pedestrian seriously hurt in Herndon crash

by: [Lizbeth Hill](#)  
Posted: Jul 23, 2024 / 10:47 PM EDT  
Updated: Jul 24, 2024 / 10:46 AM EDT



[View the image](#)

SHARE



FAIRFAX COUNTY, Va. ([DC News Now](#)) — The Herndon Police Department (HPD) said a man was seriously hurt after he was hit by a car on Tuesday night.

In a [post](#) made just after 10:30 p.m. on X, police said the crash happened on Sterling Road near Herndon Parkway.

[DC agency lays out transportation plans for 2024-2025 school year; Some still skeptical](#)

The man who was hit was taken to the hospital with life-threatening injuries. As of Wednesday morning, police said he was in stable condition.

### Western Maryland Scenic Railroad

Last evening's Murder Mystery Dinner Train kicked off another great 2025 season of dinner trains!

During winter months, our Murder Mystery Dinner Train and Allegheny Mountain Dinner Trains will alternate Friday evening departures!

Whether you want dinner with a show, or an exclusive candlelit... [\[+\]](#)

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### 2-DAY FORECAST

Current      Tonight      Tomorrow

Clear

Mostly Clear  
Precip: 1%

Mostly Sunny  
Precip: 2%

Police said the driver remained at the scene, as police investigated the crash.

HPD told DC News Now that no charges will be filed against the driver.

All lanes of Sterling Road leaving town were closed starting at Herndon Parkway but opened to traffic around 3 a.m.

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- 4 **ACPD: One dead after crash involving at least 4 cars**
- 5 **Deputies search for missing 86-year-old man**
- 6 **Trump ending telework leaves some feeling skeptical**
- 7 **What's Going Around: How to treat frostbite**
- 8 **53 people detained by ICE in West Virginia**
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- 10 **Andy McCauley handed 2 life sentences for murder ...**

**EVENTS**

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**Mayor Bowser launches applications for summer employment, career exploration programs for youth in DC**

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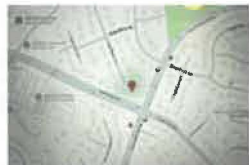
Sarita del Pilar Abad Moretti

De: abad\_moretti@yahoo.es Para: Herndonpd.FOIA@herndonva.gov

mié, 22 ene a las 12:27

Good afternoon:

I am hereby introducing myself, I am Sarita Abad, owner of the property with address 1001 Jeff Ryanh Drive – Herndon. I am expressing my desire to obtain a report of incidents and accidents that occur on the street where my property ends (Herndon Pkwy and Steling RD). The reason is that I am requesting the Municipality of Herndon, specifically the PUBLIC WORKS department, to provide me with security on the fence that I have because on many occasions there are accidents, robberies, incidents and we are afraid that they will enter my property because we have a weak fence that separates my property, where my children and my family play. The Municipality of Herndon required me to obtain the police report of accidents or incidents that occur on Herndon Pkwy and Steling RD. (I have attached a Google Maps map for further illustration, the red dot is my address). Please, I hope you can help me, as this is a prevention request to avoid an accident that I may regret on my property.



473628808\_... .jpg 498.9kB

RE: request

De: Siles, Blanca (blanca.siles@herndon-va.gov)

Para: abad\_moretti@yahoo.es

Fecha: miércoles, 22 de enero de 2025, 15:15 GMT-5

Señora Sarita,

Como hablamos hoy por llamada telefónica, le estamos proveyendo el enlace del sitio web para localizar accidentes en su vecindario.

<https://www.treds.virginia.gov/Mapping/Map/CrashesByJurisdiction>

También le adjunto copia del reporte para la semana de enero 21, 2025 y el enlace del sitio web para obtener todos los reportes (“Weekly Crime Report”):

<https://www.herndon-va.gov/departments/public-safety/public-information/weekly-crime-report>

Sinceramente,

Blanca Siles  
FOIA Records Specialist  
Herndon Police Department  
397 Herndon Parkway  
Herndon, VA 20170  
[blanca.siles@herndon-va.gov](mailto:blanca.siles@herndon-va.gov)  
703.435.6891  
[www.herndon-va.gov](http://www.herndon-va.gov)

**Herndon**  
HERNDON POLICE DEPARTMENT

**From:** Sarita del Pilar Abad Moretti <abad\_moretti@yahoo.es>

**Sent:** Wednesday, January 22, 2025 2:54 PM

**To:** Siles, Blanca <blanca.siles@herndon-va.gov>

**Subject:** Re: request