



McLean Glen Rezoning
RZ 2012-DR-006
Tax Map 29-1 ((1)) 33, 33A, 34, 34A,
35, 35A, 36, 37, 37A, 38, 39, 40B and 41
July 11, 2012

Whereas, the McLean Glen subdivision, formerly known as Odrick's subdivison, is an 8.11 acre property generally bounded by Lewinsville Road to the north, Charity Baptist church on the northeast side, Odrick's Lane on the south, a strip of land owned by Fairfax County on the southeast, and the Bellmeade subdivision; and,

Whereas, in 2005, Winchester Homes was the contract purchaser of McLean Glen, then comprising 10 parcels with 8 single-family detached dwellings; and,

Whereas, in April 2006 Fairfax County approved Winchester Homes' applications to rezone McLean Glen from R-1 to PDH-3 and subdivide the property into 19 lots for 19 single-family detached dwellings; and,

Whereas, after the rezoning and final development plan approvals, Winchester Homes abandoned the project due to deteriorating real estate market conditions; and,

Whereas, the rezoning created a hardship for the McLean Glen property owners; to wit:

1. They are unable to make significant modifications to their homes because the remodeling plans would not be in compliance with the approved final development plan,
2. The proffer language approved in the rezoning makes it very difficult to sell their homes,
3. Their property taxes have increased sharply due to the higher development potential;

and,

Whereas, to provide relief and restore the status quo ante, the Fairfax County Board of Supervisors has made a motion to rezone McLean Glen from PDH-3 to R-1; and,

Whereas, in addition to reverting to the R-1 zoning district, some of the properties would again be classified as non-conforming, a common characteristic of subdivisions that were platted before the adoption of the R-1 zoning district in 1978;

Now, therefore, be it resolved that the McLean Citizens Association strongly supports the proposed rezoning of McLean Glen.

Approved by the MCA Board of Directors
Date 7/11/2012

McLean Citizens Association, P.O. Box 273, McLean, Virginia 22102

cc: John Foust, Dranesville District Supervisor

Jay Donahue, Dranesville District Planning Commissioner
Benjamin Wiles, Staff
Fairfax County Planning Commission
Fairfax County Board of Supervisors
Regina Coyle, Staff, Fairfax County DPZ
Megan Brady, Staff, Fairfax County DPZ