

McLean Citizens Association Board of Directors Meeting Final Minutes, January 3, 2007

BOARD OF DIRECTORS

Officers (6)

Tom Brock	President	Present
Rob Jackson	First Vice President	Present
Jim Turner	Second Vice President	Present
William Denk	Treasurer	Present
Mark Zetts	Corresponding Secretary	Present
Desmond B. O'Rourke	Recording Secretary	Present

DIRECTORS REPRESENTING NEIGHBORHOOD ASSOCIATIONS (20)

John Adams	Georgetown Pike & Potomac River Assoc.	Present
Ted Alexander	Westberry HOA	Present
Brian Blood	Evermay Community Association	Absent
Donald Borcharding	Brookhaven/Forest Villa Association	Absent
Germaine Broussard	McLean Commons	Present
Steve DelBianco	Franklin Area Citizens Association; FCFCA	Present
Darren Ewing	Pimmit Hills Citizens Association	Present
Louis Freeman	McLean House North Council	Present
Lynn Bays Fuechsel	McLean County Estates	Absent
Jane Greenstein	Chesterford Community Association	Present
Patricia Marks	Stoneleigh Residents Association	Absent
Michelle Meehan	Greenway Heights Civic Association	Present
Robert (Bob) Philipp	Shouse Village Community Association	Present
James A. Robertson	Evans Mill Pond Owners Association	Present
Ed Saperstein	Glen Haven Farms	Present
John Schaefer	McLean Broyhill Estates	Present
Bill Stephens	Chesterbrook Woods Citizens Association	Present
Susan Turner	Summerwood	Absent
Paul Wieland	McLean Hamlet Citizens Association	Present
Stephanie Weisbroth	West McLean Citizens Association	Present

AT-LARGE BOARD MEMBERS (14)

Robin Bates	Present
Mike Clancy	Absent (Excused)
Chris Cole	Absent
Frank Crandall	Present
Dan DuVal	Absent (Excused)
Donald Finberg	Present
Lawrence Glick	Absent
Stephen Keller	Present
Margaret Malone	Present
Chris Monek	Absent (Excused)
Dale Murad	Present
Bob Nagle	Present
Merrily Pierce	Present
Wade Smith	Present

Guests whose presence was recorded by signing in or being introduced:

Caethe Richardson	MCF liaison to MCA
Monty Taloe	Fairfax Times

CALL TO ORDER

President Brock called the meeting to order at 8:03 p.m. at McLean Community Center, Community Hall (sections B & C). He verified that a quorum existed and reminded those present to sign in.

ANNOUNCEMENTS

President Brock announced that applications to serve as MCA Board Directors must be postmarked by March 1, 2007.

APPROVAL OF MINUTES

The Minutes of the MCA meeting of December 6 were taken as read and were approved as written.

TREASURER'S REPORT

No report for January.

REPORT OF PRESIDENT / EXECUTIVE COMMITTEE

A meeting at the Community Center on January 11 will describe the expansion of Dolley Madison Library and the alteration of the lower floor of the building to accommodate the Supervisor's Office.

President Brock reminded Board Members who represent HOAs to tell their association members about the General Membership meeting on Thursday, January 18. Jack Dale, Superintendent of Fairfax County Schools will address the meeting.

STANDING COMMITTEES

BUDGET AND TAXATION COMMITTEE

No resolution.

EDUCATION AND YOUTH COMMITTEE

No resolution. Ed Saperstein announced Committee meetings will no longer be held Wednesdays.

PLANNING AND ZONING COMMITTEE

McLEAN CITIZENS ASSOCIATION

Resolution Regarding Proposed “Waiver of Residential Minimum Lot Width Requirement” Zoning Ordinance Amendments

Whereas, individual zoning district regulations in the Fairfax County Zoning Ordinance (ZO) specify various minimum lot width requirements (i.e. requirements that each lot in a particular zoning district have a minimum width along a line parallel to the front street line of the lot equal to the required minimum front yard on the lot); and

Whereas, there is now before the County Planning Commission and Board of Supervisors a proposal to amend the ZO to provide for the addition of a special exception provision whereby minimum lot width requirements can be waived by the Board of Supervisors; and

Whereas, county staff explains one reason for the need for a waiver provision when it states, in the Staff Report on the proposed ZO amendment, that the need to satisfy lot width requirements may drive landowners to create more streets than would be necessary if such requirements could be waived, thereby circumventing the lot width requirements in a way which, though legal, is not in the best interests of the community; and

Whereas, the increase over the past few years in the amount of land in the county covered by impervious surface because of development has resulted both in flooding problems for existing homeowners (because stormwater which previously could be absorbed in the ground has nowhere to go) and increased surface water pollution (because runoff reaches surface water sooner than it did when there was sufficient land area to allow such runoff to be absorbed into the ground and filtered of pollutants while passing through soil before reaching the surface water); and

Whereas, county staff notes that, at public input sessions preceding the publication of the proposed lot width amendments, the suggestion was made repeatedly that lot width waivers be restricted to those situations in which such a waiver would not increase the yield attainable on the property.

Now therefore, be it resolved, that the McLean Citizens Association opposes the addition of a provision allowing for the waiver of lot width requirements by the Board of Supervisors through the special exception process unless the Board of Supervisors amends the provision to require that:

- 1) Any waiver which results in an increase in lot yield can only be granted in those situations in which the applicant can show that alternatives to a lot width waiver legally available without such a waiver would result in the creation of more impervious surface than would be the case if such a waiver were granted;
- 2) Any waivers would not result in a lot that is that is less than 75 percent of the minimum lot width requirement; and
- 3) Any waiver expressly precludes reduction of minimum required side yards.

cc: Fairfax County Planning Commission
Fairfax County Board of Supervisors

The Resolution was passed as amended [above] with 2 opposed {Dale Murad, Ed Saperstein} and 4 abstentions.

TRANSPORTATION COMMITTEE

No resolution. The Tysons Land Use Task Force will meet January 16 in one of a series of meetings held in order to make a set of guiding principles for amending the comprehensive plan for Tysons.

ENVIRONMENT, PARKS AND RECREATION COMMITTEE

No resolution.

Frank Crandall announced that a recent projected Streams Meeting was cancelled abruptly because the consultant contractor could not model his proposals successfully.

The airline noise issue will be discussed at the upcoming EP&R Meeting, January 17.

REPRESENTATIVES/DELEGATES TO OTHER ORGANIZATIONS

McLEAN PLANNING COMMITTEE

No report

MCLEAN REVITALIZATION CORPORATION

No report.

FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS

Steve DelBianco reported that the Fairfax County Federation of Citizens Associations unanimously [19-0] adopted his Resolution regarding lot widths at a meeting on December 14, 2006, as follows:

Resolution of Fairfax County Federation of Citizens Associations

Fairfax County Zoning Ordinance Amendment (ZOA) Regarding Waiver of Minimum Lot Widths

WHEREAS, County Staff has proposed an amendment to the Zoning Ordinance that will establish a special exception to waive minimum lot width in all residential districts other than cluster developments,

WHEREAS, the character and quality of an existing neighborhood might be unalterably compromised when new, subdivided lots are substantially narrower than surrounding lots,

WHEREAS, the character and quality of an existing neighborhood might be unalterably compromised when a pipestem subdivision is permitted,

WHEREAS, the proposed waiver would allow subdivision of lots without having to satisfy the current standard, whereby a lot width variance may be granted only when strict application of the zoning ordinance would "interfere with all reasonable beneficial uses of the property, taken as a whole." (*Cochran*, 267 Va. At 766,594),

THEREFORE BE IT RESOLVED that the Fairfax County Federation of Citizens Associations (the Federation) strongly recommends that the subject ZOA be deferred until more rigorous standards for relief are established, including the following:

1. Lot width waivers in applications involving subdivision of lots should not be granted if the result will increase the yield of allowable dwelling units on the subject property
2. For any given applicant, the grant of a lot width waiver should preclude the granting of relief for minimum required side yards

3. Waivers should result in lot widths that are no less than 75% of the minimum lot width requirements
4. For residential properties, waivers should be granted only after the applicant affirms that the relief sought is consistent with any applicable homeowner and/or citizens association covenants

DelBianco also reported that the FCFCA supports investigating the tunnel alternative, competitive bidding and a long-term cost analysis for the Tysons Corner Metro.

MCLEAN CITIZENS FOUNDATION

MCF member Caethe Richardson suggested that the MCA Executive Committee and past Executive Committee members be invited to attend MCF meetings. A nomination form for applicants to the MCF is available for those who have served as Directors of the MCA. Heads of HOAs are invited to a meeting Tuesday, January 23, at Springhill Elementary School from 7-9 pm.

OLD BUSINESS/ NEW BUSINESS

None.

ADJOURNMENT

President Brock adjourned the meeting at 9:40 p.m.

Respectfully submitted,
Desmond B. O'Rourke, Recording Secretary