

# McLean Citizens Association Board of Directors' Meeting Final Minutes, May 6, 2009

## BOARD OF DIRECTORS

### OFFICERS (6)

Rob Jackson	President.....	Present
Steve DelBianco	First Vice President.....	Present
Darren Ewing	Second Vice President.....	Present
William Denk	Treasurer.....	Present
Sally Horn	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
Whit Ayres	Franklin Area .....	Absent
Donald Borcherding	Brookhaven/Forest Villa Association .....	Absent (Excused)
Louis (Bud) Freeman	McLean House North Council .....	Present
Jane Greenstein	Chesterford HOA.....	Present
Gregg Hagedorn	Greenway Heights Civic Association.....	Present
Jack McMahon	Hallcrest Heights.....	Present
Philip Mento	Salona.....	Absent
Ken Nunnenkamp	The Reserve .....	Absent
James Phelps	Lemon Road .....	Present
Robert (Bob) Philipp	Shouse Village Community Association.....	Absent
James A. Robertson	Evans Mill Pond Owners Association .....	Present
Suzanne Samuels	Langley Oaks.....	Present
Ed Saperstein	Glen Haven Farms .....	Present
John Schaefer	McLean Broyhill Estates .....	Present
Wade Smith	McLean Hamlet Citizens Association .....	Present
Tom Stoll	Chesterbrook Woods Citizens Association.....	Absent
Milt Whitfield	Lynwood.....	Present
Robert Wrede	Evermay Community Association.....	Absent (Excused)

### AT-LARGE BOARD MEMBERS (14)

Rob Bates	Present
Tom Brock	Present
Rekha Nadkarni	Present
Chris Cole	Present
Frank Crandall	Present
Dan DuVal	Present
Bob Jordan/FCFCA	Present
Margaret Malone	Present
Dale Murad	Present
Theodore Smith	Present
Jim Turner	Absent (Excused)
Susan Turner	Present
Mark Zetts	Absent (Excused)
Vacant	

Guests whose attendance was recorded by recognition or signing in:

Joseph L. Gibson.....	Supervisor Foust's Office	Dan Alcorn.....	Transportation Co-Chair
Jack Wuerker.....	Transportation Co-Chair	Leslie Gelman.....	Lemon Road Citizens Assoc.
John Mealey.....	MCA		

## **CALL TO ORDER**

President Jackson called the meeting to order at 8:00 PM at McLean Community Center's Community Hall (sections B & C).

## **APPROVAL OF MINUTES**

The Minutes of the MCA Board meeting of April 1, 2009 were approved as amended.

## **TREASURER'S REPORT**

Treasurer Bill Denk gave the following approximate figures for the accounts. Dues received \$675. Expenditures: \$225 for McLean Day booth, \$688 for mailing and \$509 for McLean Insurance Agency.

## **REPORT OF PRESIDENT / EXECUTIVE COMMITTEE**

Pres. Jackson thanked retiring board members. The Recording Secretary was accorded five minutes of sustained applause for his five years of service. The election of the new board takes place 5/21 at 7:30 in McLean Community Center. The announcement of the new slate together with committee reports has been mailed to the MCA membership. In addition to elections for the new MCA Board and MCF Board of Trustees, there will be a vote taken on a name change from *McLean Citizens Foundation* to *McLean Community Foundation*. Congressman Frank Wolf (R-VA) will be the guest speaker. He will discuss issues of interest to McLean and Fairfax County and has kindly agreed to answer questions.

McLean Day will take place May 16 (11:00-5:00). This is an opportunity to recruit new members to the MCA, explain the ramifications of the Tysons project, and make the MCA better known for what it does on behalf of the community.

## **STANDING COMMITTEES**

### **BUDGET AND TAXATION COMMITTEE**

No resolution.

Co-Chair Ted Smith referred to an article in the Washington Post by Sandhya Somashekhar in which he was interviewed. He found that much of what he told the reporter about the community's reaction to the proposed changes to Tysons Corner did not appear in the article.

He reported that the Board of Supervisors had agreed on the 2010 budget. School spending was kept to \$1.6B. Funding for agencies remained below the 2009 level. Police and human services cuts were restored. Part-time employees would have lost medical insurance but it was grandfathered. Supervisor Foust was impressed with the B & T task force, other supervisors, too. The rainy day fund will be used to cover shortfalls in 2009. More adjustments will need to be made. A heavy battle lies ahead.

### **EDUCATION & YOUTH COMMITTEE**

No resolution.

Co-Chair Ed Saperstein reported that Peter Noonan of Fairfax County staff will attend the next meeting.

A new student grading scale will enter into force in the 2009-2010 school year.

**ENVIRONMENT, PARKS AND RECREATION COMMITTEE**

No resolution.

**PLANNING AND ZONING COMMITTEE**

**McLean Citizens Association Resolution  
Mr. Mostafa & Dr. Lily Nadimi  
8325 Old Dominion Drive, McLean, Virginia  
Special Exception 2007-DR-025  
Tax Map 020-3-((2))-02  
May 6, 2009**

**Whereas** Mr. Mostafa and Dr. Lily Nadimi are seeking a special exception to decrease the minimum lot width in order to subdivide their lot in the Prospect Hills subdivision in McLean; and,

**Whereas** the 5-acre property is in an R-E zoning district, which requires a minimum lot width of 200 feet, and the proposed second lot would have a lot width of 50 feet; and,

**Whereas** the subdivision of the parcel would create a rear pipestem lot with its own curb cut and 50 feet of frontage on Old Dominion Drive, while the existing dwelling unit would have 292 feet of frontage; and,

**Whereas** the septic field for the existing home would be abandoned due to saturation and be replaced by two new septic fields; and,

**Whereas** the proposed second home would also have space allocated for two septic fields and the footprint of the dwelling unit would be 8,000 square feet; and,

**Whereas** the applicant is providing two infiltration trenches to buffer storm water and a tree save area; and,

**Whereas** the entire rear half of the property is heavily wooded and the proposed dwelling unit together with the driveway and new septic fields would result in a significant loss of mature trees; and,

**Whereas** the proposed development does not result in the:  
Preservation of topography;  
Preservation of historic resources or environmental features;  
Reduction of impervious surface;  
and,

**Whereas** the amount of impervious surface would be far higher with the construction of the proposed second home; and,

**Whereas** far more trees could be preserved with a single dwelling unit on the lot, than with two; and,

**Whereas** the applicant is providing an infiltration trench on lot 2A to buffer runoff from an abutting property, this infiltration trench did not require, nor result from, the subdivision of the lot; and,

**Whereas** there is nothing special about the proposed special exception, but rather the applicant requests what many landowners, who are restricted by the Zoning Ordinance, might seek, an exception to the rules to allow increased yield on the property; and,

**Whereas** a reduction of minimum lot width from 200 feet to 50 feet would be an exceptional relaxation of the R-E zoning district minimum yard requirements; and,

**Whereas** the granting of the special exception would not result in a clear and demonstrable benefit to the public;

**Now, therefore, be it resolved** that the McLean Citizens Association opposes the special exception and respectfully recommends that the Planning Commission and Board of Supervisors deny the minimum lot width special exception application.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson  
Kelly M. Atkinson  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors

The resolution, the MCA's opposition to which was approved in advance by the Executive Board, will be presented by Mark Zetts at a Planning Commission hearing this evening.

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A resident of McKay Street, Leslie Gelman, was recognized by the President. She stated that the creek next to her house is eroding her property. Her other concern is the application lodged to expand the rail yard and to build a power station in connection with the Silver Line to Dulles. (MCA Resolution, April 09, addressed this issue extensively).

Ms. Gelman was anxious that flooding, erosion and pollution consequent upon an expansion should be addressed. She believed (mistakenly) that MCA went along with the plan. Jim Phelps, representative of Lemon Road home owners association to which her house belongs, explained that the MCA Resolution did no such thing. The metro yard would have to meet environmental limits, including the 55 dB limit at all times.

The meeting heard that this could be interpreted as a median sound level of 55 dB, so certain sound level spikes could exceed that limit. WMATA is seeking waivers of sound barriers, cutting vegetation and leveling half a hill. In reference to railcar washing, EQAC is not obliged to sample the runoff water and the engineers won't do that either. Hazardous materials from spills can be drained into the public sewer system if occurring inside a building and into the nearby creek if occurring outside. At present, no more 30% of vegetation needs to be preserved, but Dominion Power has an easement on the site that allows them to kill everything with herbicides.

Darren Ewing stated that MCA took the engineers to task by opposing any amendment unless certain conditions are met. Frank Crandall said that inadequate provisions for dealing with industrial pollutants could result in the EPA's taking the developers to court.

The power station for the Silver Line rail will be located at the Haycock Rd./Plainfield St. junction. The other power station referred to will be part-funded by Dominion Power. It was not part of the WMATA proposal and must submit to the 15.1-2232 process.

Rob Bates said that WMATA has withdrawn its application and will re-apply, tentatively on May 28. The P&Z committee meets May 26.

## **TRANSPORTATION COMMITTEE**

No resolution. Committee Co-Chair Dan Alcorn reported that their committee meeting of 4/14 was well attended. Representatives of the Dulles metrorail and Hot Lane projects were present. Representatives of the latter will return to the 5/12 meeting at 7:30 in MCC. Results of the acoustics study will become available 5/15.

The Tysons representative will want to hear about preferences for bus routes. Dulles metrorail project folk will also attend.

## **TYSONS CORNER LIAISON COMMITTEE**

The committee attends the Monday evening meetings of the drafting committee of Tysons Land Use Task Force (TLUTF). The County will submit two more straw men. The TLUTF task force meets every Wednesday evening. The County is working on two more drafts for planning language. It will be ready by late summer. Surrounding neighborhoods must have a voice in what happens.

## **MCLEAN PLANNING COMMITTEE**

Dan Duval reported that a zoning amendment for the mini-warehouse (MCA Resolution March 2009) will soon be submitted. P&Z is tracking the application

## **MCLEAN REVITALIZATION CORPORATION**

Dan Duval reported that Bob Nagle has been elected president. The MRC is continuing to work on the undergrounding of power lines.

## **FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS**

No report

## **MCLEAN CITIZENS FOUNDATION**

No report.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

## **ADJOURNMENT**

President Jackson adjourned the meeting at 9:12 p.m.

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