

**McLean Citizens Association  
Board of Directors Meeting  
DRAFT October 2, 2013 Minutes**

**Officers (6)**

President	Sally Horn	Present
First Vice President	Glenn Harris	Present
Second Vice President	Armand Weiss	Present
Treasurer	Bill Crosby	Present
Recording Secretary	Louise Epstein	Present
Corresponding Secretary	Nicki Watts	Present

**Board Members Representing Associations (20)**

John Adams	Georgetown Pike & Potomac River	Absent (excused)
Donald Borcharding	Brookhaven Forest Villa	Present
Steve DelBianco	Franklin Area	Present
Bill Denk	El Nido	Absent (excused)
Louis (Bud) Freeman	McLean House North Council	Present
Jane Greenstein	Chesterford	Present
Francesca Gutowski	Lynwood	Absent (excused)
Ron Hutchinson	Evermay	Present
Bruce Jones	Lemon Road	Present
Tom Patton	Hamptons	Absent (excused)
Michele Pearce	Kirby Road	Substitute (Betty Yu)
David Pritchett	Treeline	Present
Jim Robertson	Evans Mill Pond	Absent (excused)
Suzanne Samuels	Langley Oaks	Absent (excused)
John Schaefer	McLean Broyhill Estates	Present
Behram Shroff	McLean Hamlet	Present
Dale Stein	Millwood of McLean	Absent (excused)
Jim Turner	McLean Hunt	Present
David Wuehrmann	Ellison Heights-Mt. Daniel	Present
Marisa Zalmanis	Lewinsville Heights	Present

**Board Members At-Large (14)**

Ted Alexander	Present
Roshan Badii	Present
Jeff Barnett	Absent
Tom Brock	Present
Frank Crandall	Present
Andrea del Vecchio	Present
Darren Ewing	Present
Animesh Gupta	Present
Rob Jackson	Present
James Phelps	Present
Jane Scott-Jones	Present
Patrick Smaldore	Absent (excused)
Kathryn Woods	Present
Mark Zetts	Absent (excused)

Guests who signed in: Joyce Harris, McLean Tree Foundation; Brian Trompeter, Sun Gazette Newspapers; Colleen Conovas; Dan Nichols, President, Chesterbrook Woods HOA.

### **Call to Order**

Sally Horn called the meeting to order at 8:00 pm. The MCA Membership Committee has printed up business cards with a list of future MCA events, and directors are encouraged to take and distribute cards. Committee chairs also are encouraged to create a 3-ring binder with information on their committee before McLean Day.

### **Approval of Minutes**

Minutes from September were approved unanimously by voice vote, without changes.

### **Treasurer's Report**

Bill Crosby presented the Treasurer's Report, which was approved unanimously by voice vote. See attachment. Paypal has been charging a fee for online membership payments, and Nikki Watts will look into whether we can get Paypal to waive the fee.

### **Report of President/Executive Committee**

Sally Horn thanked committee chairs who updated their committee web pages, and asked the remaining committee chairs to send updates to her and Marisa Zalmanis by the weekend.

MCA hopes to send the tri-annual newsletter to members at the beginning of next month. Committee chairs and liaisons should send summaries to Nikki Watts and Sally by October 15.

MCA is sponsoring a public meeting on high school start times, on October 16, at 7:30 pm. MCA will be sending a flyer with the correct date to members this week.

Candidates night is on October 22<sup>nd</sup> in the Alden Theatre, and Sally asked for 3- 4 volunteers to hand out index cards and enforce restrictions on videotaping. Darren Ewing, Andrea del Vecchio, and Marisa Zalmanis volunteered.

Steve del Bianco, plus one representative each from the Chamber of Commerce, Dranesville Democratic Committee and Dranesville Republican Committee, will be vetting questions for the candidates. The MCA's position is that questions should not include any personal attacks on a candidate, and Sally and Steve will meet with other representatives before the debate, to go over the ground rules for the debate.

The MCA public meeting on Residential Studio Units (RSUs) will be on October 30 in McLean HS. After that meeting, the MCA Planning & Zoning Committee will develop a resolution.

Glenn Harris summarized the background of the guest speakers for the MCA's November 13 meeting on homeowners associations and condo associations, including the Virginia Ombudsman and the Fairfax County Homeowners Association Liaison, and asked directors to encourage their HOAs to send representatives to the meeting.

Joyce Harris, from the McLean Trees Foundation, explained the history and mission of her organization, and asked for volunteers who would be interested in helping plant trees on public or private property, or who might be able to find other volunteers.

### **Budget and Taxation Committee**

Armand Weiss reported that the committee will be reviewing FCPS, County and MCC budgets this year. On September 16, the committee met with Arthur Purves, president of the Fairfax Taxpayers Alliance. On October 21, Len Wales will speak to the committee about county bonds.

### **Education and Youth Committee**

Ted Alexander reported that the Education & Youth and the Budget & Taxation Committees are meeting with FCPS Budget Director Kristen Michaels on October 15. Superintendent Karen Garza will address the MCA membership in a public meeting on January 22, 2014.

The MCA Education Committee organized the public meeting on high school start times for October 16, and hopes to develop a resolution on start times after that meeting.

MCA members interested in obtaining more sidewalks and traffic lights, including around schools, have been asked to work with the Transportation Committee, which traditionally has been MCA's lead on these matters and has a subcommittee addressing sidewalk issues.

### **Environment, Parks & Recreation Committee**

Frank Crandall reported that the committee has been working with the Park Authority on the design for McLean Central Park. The Salona master plan has been delayed, in part due to problems obtaining an archaeological survey. The Committee is asking the National Park Service to recognize the trails in Langley Fork Park.

In addition, Committee members continue to work on consolidating all the stormwater management rules into an easier-to-understand format, to make it easier for people to comply with them.

### **Membership Committee**

Armand Weiss reported that the committee's membership was up to 581, and the committee's goal is to have 600 members.

The committee is providing water and snacks during board meetings, using contributions from board members. It printed up 250 business cards with all the upcoming MCA events, and Armand encouraged board members to take and distribute cards. The committee will have membership tables at MCA events and has updated the MCA web site to include a new section on member benefits.

The committee also is developing a survey for all residents in the MCA area, and a link to the survey will be included in a future newsletter by Supervisor John Foust. The results of that survey will be used to help inform the MCA about community concerns and priorities.

### **Planning and Zoning Committee**

Steve Del Bianco summarized the facts relating to the proposed resolution on the Weiss Accessory Dwelling Unit. After discussion, the resolution was adopted by voice vote, with abstentions by Darren Ewing and John Schaefer. See attached.

Steve Del Bianco summarized the draft resolution on the Gerkin special permit and variance, in Franklin Park. After discussion, the resolution was adopted by voice vote, with abstentions by Jane Greenstein and Animesh Gupta. See attached.

Sally Horn announced that there was a meeting about the Tysons Comprehensive Plan amendments on October 7, at Spring Hill Elementary School.

Sally Horn summarized the current status of the county staff's proposed amendment to the zoning ordinance involving Residential Studio Units (RSUs). The Supervisors, after receiving many comments and hearing about many concerns, voted to allow more time for community outreach through a series of meetings organized by the Planning Commission.

The MCA also is sponsoring a meeting on October 30 for the public, at McLean High School, and the Planning & Zoning Committee will be drafting a resolution after that meeting.

Glenn Harris represented the MCA at the last meeting of the Federation of Citizens Associations, during which it passed a resolution that conditioned its support for the RSU amendment on a list of changes. See attached.

### **Transportation Committee**

Jim Phelps reported that the Virginia Department of Transportation was making progress on the shoulder lane addition to the inner loop of the Beltway.

The committee met with the county on the criteria to install new sidewalks. The County pays for sidewalks, and there are limited funds available. Supervisors are working on new cost-benefit criteria to determine sidewalk priorities, which won't be available for another 2-3 months. Once those criteria are available, the committee will review and comment.

### **Tysons Corner Liaison**

The next Tysons meeting is November 5.

### **Public Safety Liaison**

The September 26 meeting on emergency preparedness was successful. The MCA web site will be updated to include some of the information presented.

### **McLean Community Center**

The MCC Governing Board voted to propose that the tax rate for the MCC small tax district be raised from 2.2 cents to 2.3 cents per \$100 of assessed value, which translates into about \$5 to \$10 of additional tax per household per year.

MCA's Budget & Taxation Committee will be evaluating this recommendation, before the Supervisors vote on it, to provide further input.

### **McLean Planning Committee**

Jim Turner reported that a majority of the MPC voted to support the higher density level of 2.9-2.95 FAR requested by the owners of the Ashby in downtown McLean. The four MCA representatives voted against the proposal, citing MCA concerns about virtually doubling the density in an area of McLean in which the Comprehensive Plan calls for "minimal change." The MCA Planning & Zoning Committee will be hearing a presentation at its next committee meeting.

### **McLean Revitalization Corporation**

Roshan Badii reported that the MRC has not met since the last MCA meeting.

### **Fairfax County Federation of Citizens Associations**

Glenn Harris represented the MCA at the last Federation meeting, where the Federation's members voted for a resolution to support the RSU zoning ordinance amendment only if listed conditions were satisfied. See attached. Glenn also noted that MCA representatives have not been allowed to participate on some committees.

### **Fifty-Plus Liaison**

Jim Phelps reported that the McLean Village for Change meeting is scheduled for October 23 at 6 pm, and encouraged all interested parties to attend.

### **New Business**

Darren Ewing distributed a flyer on Food for Trees.

### **Adjournment**

The meeting adjourned at 10 pm.

**The next MCA Board meeting date is November 6, 2013**

**McLEAN  
CITIZENS  
ASSOCIATION**

**TREASURER'S  
REPORT**

2-Oct-13

<b>Checking Account</b>					
	<b>DATE</b>	<b>CHECK #</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>BALANCE</b>
<b>Beginning Balance</b>	9/11/2013				<b>\$12,098.57</b>
<b>Additions</b>					
	9/11/13		Dues (Payapl)	\$28.83	
	9/19/13		Dues (Paypal)	\$14.26	
	9/23/13		Dues (Paypal)	\$14.26	
	9/24/13		Dues (Checks)	\$60.00	
			Total: Additions	\$117.35	<b>\$12,215.92</b>
<b>Deductions</b>					
	9/17/13	1189	Sally Horn for 2 tickets for McLean Chamber of Commerce Suits and Sneakers event	\$150.00	
			Total: Deductions	\$150.00	
			Checking Total Current Value		<b>\$12,065.92</b>
<b>Certificates of Deposit</b>					
<b>CD NUMBER</b>	<b>RATE</b>	<b>REPORT DATE</b>	<b>MATURES</b>	<b>AMOUNT</b>	
3000102773	APY 1%	8/6/13	1/17/15	\$5,858.79	
3000102774	APY .75%	8/22/13	3/2/14	\$5,731.74	
3000103064	APY .5%	8/1/13	6/12/14	\$5,909.13	
			CD Total Current Value		<b>\$17,499.66</b>

**Net Worth  
(Checking+CD)**

**\$29,565.58**

Checking  
account and  
certificates of  
deposit are at  
SONA Bank in  
McLean.

Respectfully  
submitted,

Bill Crosby,  
Treasurer



**McLean Citizens Association Resolution**  
**William Weiss**  
**Proffered Condition Amendment 86-D-108**  
**Special Permit 2013-DR-027**  
**Tax Map 19-3 ((17)) 23**  
**October 2, 2013**

**Whereas**, in 2011 William Weiss purchased a 0.82-acre property at 9416 Atwood Road in the R-2 residential district, with an existing single family dwelling built circa 1900 that is uninhabitable; and

**Whereas**, Mr. Weiss plans to demolish the structure and build a new house and is requesting a Special Permit to add an Accessory Dwelling Unit to the house in which his mother-in-law and father-in-law, 73 and 77 years of age, would reside; and

**Whereas**, the property has a proffered condition, established in 1987, that simply states that ‘The trees located within proposed Lot 23 will be preserved’; and

**Whereas**, there are existing trees too close to the house to allow the applicant to rebuild, plus other trees on the property that, in the assessment of the County arborist, are in poor condition and unlikely to survive construction; and

**Whereas**, Mr. Weiss is also requesting a Proffered Condition Amendment in order to remove the trees within the footprint of the house and others the County arborist recommends be removed; and

**Whereas**, the applicant is proffering:

1. The supplemental plantings of 25 trees that exceed the County’s 10-year tree coverage requirement by 27%,
2. To photograph, document and map the existing property prior to demolition for submission to the Virginia Room at the Fairfax Library,
3. To relocate the driveway entrance to preserve trees; and

**Whereas**, the Special Permit would approve the accessory dwelling unit for a period of 5 years, after which the permit could be extended every 5-years; and

**Whereas**, when the accessory unit is no longer used or the property is sold, the house would be converted to a single dwelling unit structure; and

**Whereas**, the applicant is constructing a stormwater infiltration trench that will capture and treat virtually all of the site’s impervious runoff;



**Now, therefore, be it resolved** that the McLean Citizens Association supports Proffered Condition Amendment 87-D-108 and Special Permit 2013-DR-027.

*Approved by the MCA Board of Directors*

*Date 10/2/2013*

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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  
William Weiss  
Gregory Budnik, GJB Engineering, Inc.  
Fairfax County Board of Zoning Appeals  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors



**McLean Citizens Association Resolution**  
**Daniel Gerkin**  
**Variance Application VC 2013-DR-014 and**  
**Special Permit Application 2013-DR-061**  
**October 2, 2013**

**Whereas**, Daniel Gerkin owns a home at 2090 Grace Manor Court in McLean; and

**Whereas**, the applicant's property of 21,445 sf includes a playset that was subject of a Notice of Violation on August 21, 2012 regarding setback and rear yard ground cover; and

**Whereas**, Mr. Gerkin is seeking a Variance to Zoning Ordinance Section 10-103(3):

*All uses and structures accessory to single family detached dwellings ... shall cover no more than thirty (30) percent of the area of the minimum required rear yard; and*

**Whereas**, Mr. Gerkin is seeking a Special Permit to reduce setback per Section 10-104(12E):

*No accessory structure or use which exceeds seven (7) feet in height shall be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line; and*

**Whereas**, the applicant installed a pool, deck, walkway, and screened porch in the rear yard, thereby creating the problem that this particular playset cannot be located in conformance with backyard ground cover limitations and setback requirements; and

**Whereas**, the applicant's use of the playset constitutes a "convenience" and not a "clearly demonstrable hardship" as required for Variance Conformance Section 18-404(6):

*The granting of a variance will alleviate a clearly demonstrable hardship as distinguished from a special privilege or convenience sought by the applicant; and*

**Whereas**, the applicant property does not meet any of the characteristics required for Variance Conformance Section 18-404(2), despite applicant's claim to meet two of these characteristics:

*B. Exceptional shallowness at the time of the effective date of the Ordinance;*

*D. Exceptional shape at the time of the effective date of the Ordinance; and*

**Whereas**, because the property directly across the street at 2089 Grace Manor Court is identical in shape and size and is also an interior lot on a street corner, the applicant further fails to meet the requirement of Variance Conformance Section 18-404(5):

*That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity; and*

**Whereas**, the Franklin Area Citizens Association, which represents approximately 800 families and includes the subject property, supports the McLean Citizens Association resolution in its entirety;

**Now, therefore, be it resolved** that the McLean Citizens Association opposes Variance application VC 2013-DR-014 and Special Permit application SP 2013-DR-061.

*Approved by the MCA Board of Directors*

*Date 10/2/2013*

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

cc: Fairfax County Board of Zoning Appeals  
Daniel Gerkin & Allyson Bloom  
Russ Forno  
John McBride



FAIRFAX COUNTY FEDERATION OF CITIZENS ASSOCIATIONS  
 RESOLUTION RESIDENTIAL DEVELOPMENT CRITERIA

(Approved by the Federation's General Membership 9/19/2013)

Background: The Federation recognizes that housing is needed for those who are elderly, handicapped, and newly entering the labor market. We are not aware of any analysis of the existing and forecast demand as a function of the percent Area Median Income. We also are not aware of any analysis of the available supply as found in retirement communities, assisted-living facilities, nursing homes, family residences, and apartments in multi-family buildings as a function of the rental costs.

The Federation also recognizes that people are justified in expecting the character of their neighborhoods to remain stable. We do welcome the proposed changes to the Zoning Ordinance that require Studio Units to be in buildings that conform to the existing style and usage of other buildings in the neighborhood.

The Federation realizes that allowing studio units provides more flexibility and choices in the housing market; however, the Federation has reservations about the currently proposed amendment. In particular,

Resolution:

WHEREAS to conform to the neighborhood, buildings with Studio Units should also conform to the Zoning Ordinance open-space requirements (15% open space that is not contained in individually owned lots) and to the neighborhood density limits and parking limits;

WHEREAS the proposed changes permit Studio Units in all residentially zoned areas, providing no protection for existing neighborhoods (residents do not have the authority to deny Special Exceptions);

WHEREAS all other jurisdictions in Virginia have limited Studio Units to areas zoned for multi-family buildings or zoned industrial, institutional or manufacturing (see Table below);

WHEREAS all other jurisdictions in Virginia have limited the number of residential studio units in any single dwelling to no more than 60 units;

WHEREAS 28% of current residential units are multi-family apartments and condominium units;

THEREFORE BE IT RESOLVED that the Fairfax County Federation of Citizens Associations supports the proposed amendment to the Zoning Ordinance to permit Residential Studio Units so long as the following conditions are included in the ordinance:

1. Studio Units should be permitted by Special Exception, but only in planned, commercial, and multi-family-residential zones.

2. The conversion of single-family-detached homes or townhouses into Studio Units should be prohibited.
3. The amended ordinance should remove the staff proposal that “All residential studio developments and their accessory uses shall not be subject to or included in the calculation of the maximum density (dwelling units or persons per acre) or intensity (floor area ratio) provisions specified for the zoning district in which located, whether a stand-alone use or when collocated on a lot with any other use.”
4. Open-space requirements should be applied in accord with the existing county standard (e.g., Zoning Ordinance Section 3-2009).
5. Parking requirements should be applied in accord with existing county standards for multifamily units (Section 11-103).
6. Studio Units should be permitted primarily in areas with adequate open space, convenient access to neighborhood retail services, and along major thoroughfares served by established transit routes, but not along connector roads that run through neighborhoods nor on the borders of neighborhoods.
7. An assessment should be made of the need for affordable apartments over and above those available in existing facilities and multi-family units, including the rental rates for the existing units. This assessment should include an estimate of the maximum number of studio units that could be built within the limits of the proposed ZO changes as modified by the statements in this Resolution.
8. To ensure compatibility with existing neighborhoods and the reasonable expectation of those who live in those neighborhoods that the character of their neighborhood will not be adversely affected, studio units should only be permitted by Special Exception in Residential Districts R-20 and greater, and the number of dwelling units should be limited to the maximum number of units permitted in that district.
9. Studio units in other than residential districts should be limited to a maximum of 60 units per dwelling, as they are elsewhere in the Commonwealth of Virginia.
10. Studio units shall be at least 90% single occupancy. No unit should have more than 2 occupants.
11. Studio units should not duplicate the objectives and intents of other Special Exceptions uses such as Independent Living and Congregate Care.
12. Studio units should be located proximate to retail, medical, recreational and other uses necessary to support the residents.
13. Studio units should be located within one-fourth (1/4) mile walking distance to an active transit stop (rail stop (Metrorail, heavy rail, light rail or Virginia Rail Express) or bus stops located on major arterial streets).
14. Buildings with a studio unit must be at least 1000 feet from any other building with a studio unit.
15. The County should make all conforming changes to other Uses in the Zoning Ordinance.