

McLean Citizens Association Planning & Zoning Committee

Monthly Report to the Board March 2, 2005

The monthly meeting of the P&Z Committee was held on February 22, 2005.

Georgetown Pike BZA Appeal: Presentations were made by Mr. V. Railan and Mr. C. Oge pertaining to the cement-block wall that was constructed by Mr. Railan at 6531 Georgetown Pike, immediately across from Langley high School. Mr. Railan has been cited by the Zoning Inspector and has appealed the Notice of Violation on the grounds that the wall is necessary to block the noise and lights coming from the school. Mr. Oge and a group of neighbors are opposed to the existence of the wall, which was constructed without a building permit. A resolution will be presented to the P&Z committee at the March meeting and then to the Board in April. The BZA will hear the matter in April or May.

Zoning Ordinance Amendment: A special meeting of the P & Z Committee was held on February 8, 2005. It was originally scheduled to discuss bills pending before the Virginia legislature intended to change existing statutes governing the authority of localities with respect to granting variances. Dale had prepared and sent to committee members a proposed letter to express MCA's position on the legislation. As the legislation was essentially finalized the day before the meeting, however, his letter was not discussed. Rather, there was discussion of the effect of the legislation and the course MCA should take following its eventual enactment into law.

The legislation, which allows localities to allow nonconforming property uses by means of a "modification," is implemented by localities through their zoning ordinances. It was therefore decided that the P & Z Committee should direct its efforts to working with the county in drafting revisions to the zoning ordinance amendment which will be re-advertised, probably in June. At the February 22, 2005 meeting, Dale stated that he and contacted Adrienne Whyte for ideas on how best to do this and that she had contacted Commissioner Hart. Her original idea was to invite county staff to the February 22 P & Z meeting to discuss the Zoning Ordinance Amendment, but Commissioner Hart advised Adrienne that they would not be available on that date. Dale has since tried to contact county staff members Lorrie Kirst and Donna Pesto, but Ms Kirst is out till March 4 and he has not yet been able to reach Ms Pesto. He will continue to try to speak with them to make sure we know what additional issues will likely be in the re-advertised Zoning Ordinance Amendment, what the county's timetable is, and their views on how best to interface with the county.

McLean Bible Church: The McLean Bible Church has appealed to the BZA on a ruling by the County Zoning Evaluation Division that determined that the Church must return to the Planning Commission for approval for the operation of a Seminary and the installation of clothing distribution bins and storage trailers. A Draft Resolution was passed by the committee, in support of the Zoning division's decision, and will be presented at the March Board meeting.

APR nominations will be considered by the Planning Commission on the following dates
Dranesville – April 20, 7:30 PM (Fleetwood Rd Bldg. & Madison Bldg)
Providence – April 21, 7:30 PM (Commons)