

Planning & Zoning

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Meets last Tuesday of every month at the McLean Community Center

This report covers the activities of the Planning & Zoning (P&Z) Committee between January 1, 2008 and March 31, 2008. The P&Z Committee meets every month on the last Tuesday of the month at 7:30 PM at the McLean Community Center. During the period, the Committee heard a number of presentations from applicants for Rezoning, Special Exceptions and items before the Board of Zoning Appeals, as well as discussions on other subjects of interest to Committee Members. Following is a summary of the Committee's activities.

APPLICATIONS BEFORE THE FAIRFAX COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS

Chevy Chase Bank: Chevy Chase Bank (CCB) is seeking a Special Exception permit to build a bank at the corner of Dolley Madison Blvd and Elm Street, which is inside the McLean Community Business Community and zoned C-2. CCB has purchased three parcels at this location and with the intent to consolidate them into a single parcel of 30,363 square feet (0.7 acres). The committee expressed opposition to the bank having a driveway on Dolley Madison, partly for safety reason, but also because the Comprehensive Plan does not allow it. As of April 10, CCB has modified their site plan eliminating the curb cut on Dolley Madison Blvd. CCB will present again on April 29. Their Planning Commission hearing date is May 28, 2008.

Advertising on Bus Shelters: Fairfax County is proposing a change to the Zoning Ordinance that would permit advertising on County-owned bus shelters that are located within 15 feet of the VDOT right-of-way (ROW). In some cases, a county bus shelter could be on private property. The revenue generated by such advertising would be used to pay for bus shelter installation, maintenance, cleaning, and an advertising program implemented by a private provider. The P&Z committee had serious reservations concerning the aesthetics and potential safety problems associated with the posting of advertisements on bus shelters. Furthermore, the McLean Revitalization Corporation has purchased four new bus shelters for downtown McLean that are very attractive. Accordingly, the committee drafted a resolution in opposition to the proposed advertising on bus shelters unless the zoning ordinance had provisions to allow localities or HOAs to opt out of the advertising program. The resolution was passed by the MCA Executive Committee on February 20, 2008 and it may be viewed on the MCA website.

NewPath Distributed Antenna System: NewPath Networks is seeking 2232 Review approval for a distributed antenna system (DAS) with AT&T Mobility as the first wireless carrier. NewPath proposes to install wireless antennas on 11 existing utility poles along Georgetown Pike, Old Dominion Drive, Spring Hill Road, Potomac River Road and Nethercliffe Hall Road. These antennas would add 14-19 feet of height to each pole. These antennas would provide wireless service for commuters and residences located within 1600' of the road. Current wireless coverage in this area is very poor due to topology. The chief

benefit of NewPath's technology is that it permits multiple wireless providers to share each antenna. It is on this basis that the committee voted in favor of the distributed antenna system and drafted a resolution in support. Board approved on resolution on March 5, 2008. The resolution may be viewed at: http://www.mcleancitizens.org/mca/Resolution_030508.pdf

William Sloan Property: Mr. Sloan owns a property with a single-family dwelling in Franklin Park at 1942 Virginia Avenue and he is seeking a Special Exception for a minimum lot width waiver. The 1-acre lot is in an R-2 zoning district which requires a minimum lot width of 100 feet. The applicant wishes to subdivide the lot and build two new homes with both properties having a lot width of 94 feet. Mr. Sloan's attorney made presentations to the committee in September, October, November and January. The committee drafted a resolution in opposition to the SE for several reasons; neighborhood opposition, the subdivision would be out of character with spacing of the existing houses, increased impervious surface and the trees the applicant proposed saving were not heritage or specimen trees. The Board subsequently approved this resolution on February 6, 2008. The Planning Commission hearing date is scheduled on May 15, 2008. The resolution may be viewed at: http://www.mcleancitizens.org/mca/PZ_Resolution_020608.pdf

Nadimi Property: Mr. and Dr. Nadimi own a property on 8325 Old Dominion Drive and seek a Special Exception for a minimum lot width waiver. The 5-acre lot is in the R-E zoning district (1 dwelling unit/2 acres) and is 342 feet wide. The applicants wish to subdivide creating another lot at the rear of their parcel with access via a pipestem driveway. The widths of the two lots would then be 292' and 50'. R-E zoning requires a minimum lot width of 200'. The applicants presented to P&Z in November and February and they will present again in May. The Planning Commission hearing date is June 25, 2008.

Liberty Crossing: Liberty Crossing is an office complex at the corner of Dolley Madison Blvd and Lewinsville Road. The property owner, Peterson Companies, is proposing to build ramps on its southern border that would directly connect to existing entrance ramps providing access to both the Dulles Toll Road and the Beltway. The property is currently limited to a single ingress/egress point onto Lewinsville Road and these proposed ramps on the south side would provide a second exit and substantially reduce the amount of traffic on Lewinsville Road. Peterson separately briefed the MCA Transportation and P&Z committees on this project and both committees expressed favor for the new ramps. Peterson has also proposed additional traffic improvements at Lewinsville and Balls Hill Road, however these proposals were considered problematic by both committees and local neighbors. Peterson will reevaluate their proposal for Lewinsville Road. The suggested improvements would have eliminated left hand turns from Balls Hill Road onto Lewinsville. Instead, Balls Hill Road traffic would have turned right onto Lewinsville Road, then performed a U-turn at the next light to head south on Lewinsville. Again, the committees thought this was unworkable and recommended further study.

OTHER PRESENTATIONS

Fairfax County DPWES Presentation on Erosion and Sediment Control: Michelle Brickner, Craig Carinci, Chuck Craft and Pete Schumann from the county Environment and Facilities Inspection Division gave a superb presentation to the committee on February 26,

2008 explaining how the county mandates the control of erosion and sedimentation on construction sites and how the county conducts its site inspections. The rationale for establishing laws for erosion control is for the protection of county streams and natural resources. In the course of the presentation we were shown photographs of many construction sites, both compliant and non-compliant, to teach us how to spot poorly implemented erosion controls and outright violations. With so many construction sites in Fairfax County, county inspectors rely on and encourage citizens to monitor sites they frequently pass and report any irregularities such as broken or breached silt fencing, trucks tracking soil onto roads or sediment running off-site. The county instituted a priority program several years ago to limit soil disturbance and improve soil management and, as a result, erosion and sediment control today is dramatically better countywide.