



McLean Citizens Association Resolution
Ramez Andrawis
Special Permit 2015-DR-119
Tax Map 30-2 ((31)) 200
November 16, 2013

Whereas, Mr. Ramez Andrawis owns a single-family detached dwelling at 1408 Pathfinder Lane, a 10,833 square foot parcel situated in the R-3 residential zoning district; and

Whereas, Mr. Andrawis is seeking a Special Permit for a 50% reduction in the side yard requirement for his property, in order to construct a two-car garage addition onto the north side of his existing residence; and

Whereas, the required minimum side yard in the R-3 district is 12 feet and the proposed garage, which is 1-car wide and 2-cars deep, would encroach 6 feet into the side yard and result in the destruction of a 27-inch evergreen tree; and

Whereas, the applicant would also construct a 16-foot wide driveway for the proposed garage which would require the destruction of a 15-inch tree and other existing vegetation; and

Whereas, the 16-foot wide driveway would add undesirable impervious surface; and

Whereas, there is an existing carport and a driveway on the south side of the residence; and

Whereas, a carport and a separate garage on opposite ends of the residence and the presence of cars parked in both driveways would give the appearance of a duplex, and this would be decidedly out of character with the neighborhood; and

Whereas, with a length of 40 feet, the proposed garage would be wider than the main structure of the residence when viewed from the north; and

Whereas, the two 6-foot evergreen trees required by Development Condition #4 would be planted adjacent to the driveway, and the development plan proposes no vegetative screening along the garage structure itself; and

Whereas, the disharmonious appearance and the additional mass of the garage structure 6 feet from the lot line would contravene the Special Permit use requirement that the proposed development not impair the enjoyment or the value of adjacent properties; and

Whereas, the standards of the subject Special Permit use require alternative locations be considered to keep the amount of yard reduction to a minimum, and remodeling to construct the proposed 2-car garage on the south side of the residence would achieve this objective; and

Whereas, the application fails to meet the Fairfax County Zoning Ordinance standards for the proposed Special Permit use;

Now, therefore, be it resolved that the McLean Citizens Association opposes Special Permit 2015-DR-119.

*Approved by the MCA Executive Committee on behalf of the Board of Directors
November 16, 2015*

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

cc: Fairfax County Board of Zoning Appeals