

McLEAN CITIZENS ASSOCIATION

Resolution Regarding Proposed “Waiver of Residential Minimum Lot Width Requirement” Zoning Ordinance Amendments

January 3, 2007

Whereas, individual zoning district regulations in the Fairfax County Zoning Ordinance (ZO) specify various minimum lot width requirements (i.e. requirements that each lot in a particular zoning district have a minimum width along a line parallel to the front street line of the lot equal to the required minimum front yard on the lot); and

Whereas, there is now before the County Planning Commission and Board of Supervisors a proposal to amend the ZO to provide for the addition of a special exception provision whereby minimum lot width requirements can be waived by the Board of Supervisors; and

Whereas, county staff explains one reason for the need for a waiver provision when it states, in the Staff Report on the proposed ZO amendment, that the need to satisfy lot width requirements may drive landowners to create more streets than would be necessary if such requirements could be waived, thereby circumventing the lot width requirements in a way which, though legal, is not in the best interests of the community; and

Whereas, the increase over the past few years in the amount of land in the county covered by impervious surface because of development has resulted both in flooding problems for existing homeowners (because stormwater which previously could be absorbed in the ground has nowhere to go) and increased surface water pollution (because runoff reaches surface water sooner than it did when there was sufficient land area to allow such runoff to be absorbed into the ground and filtered of pollutants while passing through soil before reaching the surface water); and

Whereas, county staff notes that, at public input sessions preceding the publication of the proposed lot width amendments, the suggestion was made repeatedly that lot width waivers be restricted to those situations in which such a waiver would not increase the yield attainable on the property.

Now therefore, be it resolved, that the McLean Citizens Association opposes the addition of a provision allowing for the waiver of lot width requirements by the Board of Supervisors through the special exception process unless the Board of Supervisors amends the provision to **require that**:

- 1) **Any waiver which results in an increase in lot yield can only be granted in those situations in which the applicant can show that alternatives to a lot**

width waiver legally available without such a waiver would result in the creation of more impervious surface than would be the case if such a waiver were granted;

- 2) Any waivers would not result in a lot that is that is less than 75 percent of the minimum lot width requirement; and**
- 3) Any waiver expressly precludes reduction of minimum required side yards.**

cc: Fairfax County Planning Commission
Fairfax County Board of Supervisors