

McLean Citizens Association Resolution
William Sloan
Special Exception 2007-DR-018
1942 Virginia Avenue, McLean, Virginia
Tax Map 41-1-((9))-1A
February 6, 2008

WHEREAS, William Sloan is seeking a special exception to decrease the minimum lot width from 100 feet to 94 feet in an R-2 zoning district in the Franklin Park area of McLean; and,

WHEREAS, the one-acre property is in an R-2 zoning district, which requires a minimum lot width of 100 feet; and,

WHEREAS, the applicant is seeking a special exception to decrease the minimum lot width from 100 feet to 94 feet for the purpose of being able to subdivide the property into two parcels, each having a lot width of 94 feet; and,

WHEREAS, there is nothing special about the proposed special exception, but rather the applicant requests what many landowners, who are restricted by the Zoning Ordinance, might seek, an exception to the rules to allow increased yield on the property, and

WHEREAS, the applicant cites as justification four nearby properties with less than the 100-foot lot width required in the R-2 district, but these grandfathered properties were developed before Fairfax County had a Zoning Ordinance, and their non-conformance does not entitle the applicant to reduced lot widths; and,

WHEREAS, the applicant is proposing to save trees at the rear of the lot through a protective covenant, but the trees he proposes to save have no special value, i.e., they are not exceptional or heritage trees, nor are they an environmental feature that would justify a special exception, nor are they all likely to survive the disruption to their microclimate caused by construction; and,

WHEREAS, there are several specimen trees on the property that could be saved if the applicant builds only the single dwelling unit allowed without a special exception; and

WHEREAS, the applicant is seeking special permission that is not compatible with the existing neighborhood because the separations between the proposed two dwelling units and the existing house to the north would be 30 feet, which is less than half the 77-foot average separation on Virginia Avenue and less than the separations between 37 of the 41 homes on Virginia Avenue; and,

WHEREAS, the construction of two homes, instead of one, will likely result in a greater amount of impervious surface, contributing to further degradation of the streams that run through the Franklin Park area; and

WHEREAS, the Franklin Area Citizens Association voted to oppose this special exception application; and

WHEREAS, the McLean Citizens Association is concerned that granting this special exception would result in "de facto rezoning" and the creation of additional infill lots that degrade the character of this established neighborhood; and

WHEREAS, the granting of the special exception would not result in a clear and demonstrable benefit to the public;

NOW, THEREFORE, BE IT RESOLVED that the McLean Citizens Association respectfully recommends that the Planning Commission and Board of Supervisors deny the minimum lot width special exception application.

cc: John Foust, Dranesville Supervisor
Jay Donahue, Dranesville Planning Commissioner
Joseph Gibson, Legislative Aide
Jane Kelsy
William Sloan
Fairfax County Planning Commission
Fairfax County Board of Supervisors