

**McLean Citizens Association Resolution**  
**Mark and Lyn McFadden**  
**Special Exception 2008-DR-037**  
**1470 Ingleside Avenue**  
**Tax Map 30-2 ((7)) (01) 0008**  
April 1, 2009

**Whereas**, Mark and Lyn McFadden are seeking a Category 5 special exception (SE) to allow an office use in a building now used as a single family dwelling and located in the McLean Community Business Center (CBC), which is zoned for R-3 development; and,

**Whereas**, the SE would waive trail requirements, minimum lot size, width and yard requirements in the Commercial Revitalization District; and,

**Whereas**, the proposed use is a real estate office; and,

**Whereas**, the development conditions set limitations to mitigate undue impact on the abutting low-density residential community, such as:

1. Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m. Monday through Friday and 11:00 a.m. to 3:00 p.m. Saturday and Sunday,
  2. The office shall not be occupied by more than three (3) employees at a time,
  3. All parking for the site shall occur on the driveway up to a maximum of three (3) cars,
- and;

**Whereas**, the development conditions also set a five (5) year expiration date for the SE permit and require a Board of Supervisors-approved extension every five years; and,

**Whereas**, Virginia Code § 15.2-2223 provides that a locality's "*comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory ...*"

**Whereas**, § 9-001 of Fairfax County's Zoning Ordinance conditions approval of an SE upon a finding that the use proposed in an SE "*will be compatible with existing or planned development in the general area.*"

**Whereas**, Fairfax County's Comprehensive Plan contemplates Subarea 23 of the McLean CBC as a residential buffer between the single family dwellings of West McLean and the commercial area of the CBC and, accordingly, sets medium density townhouses as the planning objective; and,

**Whereas**, the abutting West McLean community has expressed its support for the SE; and,

**Whereas**, notwithstanding the Comprehensive Plan language and the waiver of trail and lot size requirements, the application provides the best use for the property at this time and the proposed SE runs for 5 years;

**Now, therefore, be it resolved** that the McLean Citizens Association recommends that Fairfax County approve SE 2008-DR-037.

cc: John Foust, Dranesville Supervisor  
Jay Donahue, Dranesville Planning Commissioner  
Joseph Gibson, Staff  
Stuart Mendelsohn, Esq