

**McLean Citizens Association Resolution**  
**Mr. Mostafa & Dr. Lily Nadimi**  
**8325 Old Dominion Drive, McLean, Virginia**  
**Special Exception 2007-DR-025**  
**Tax Map 020-3-((2))-02**  
**May 6, 2009**

**Whereas**, Mr. Mostafa and Dr. Lily Nadimi are seeking a special exception to decrease the minimum lot width in order to subdivide their lot in the Prospect Hills subdivision in McLean; and,

**Whereas**, the 5-acre property is in an R-E zoning district, which requires a minimum lot width of 200 feet, and the proposed second lot would have a lot width of 50 feet; and,

**Whereas**, the subdivision of the parcel would create a rear pipestem lot with its own curb cut and 50 feet of frontage on Old Dominion Drive, while the existing dwelling unit would have 292 feet of frontage; and,

**Whereas**, the septic field for the existing home would be abandoned due to saturation and be replaced by two new septic fields; and,

**Whereas**, the proposed second home would also have space allocated for two septic fields and the footprint of the dwelling unit would be 8,000 square feet; and,

**Whereas**, the applicant is providing two infiltration trenches to buffer storm water and a tree save area; and,

**Whereas**, the entire rear half of the property is heavily wooded and the proposed dwelling unit together with the driveway and new septic fields would result in a significant loss of mature trees; and,

**Whereas**, the proposed development does not result in the:

- Preservation of topography;
- Preservation of historic resources or environmental features;
- Reduction of impervious surface;

and,

**Whereas**, the amount of impervious surface would be far higher with the construction of the proposed second home; and,

**Whereas**, far more trees could be preserved with a single dwelling unit on the lot, than with two; and,

**Whereas**, the applicant is providing an infiltration trench on lot 2A to buffer runoff from an abutting property, this infiltration trench did not require, nor result from, the subdivision of the lot; 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**, a reduction of minimum lot width from 200 feet to 50 feet would be an exceptional relaxation of the R-E zoning district minimum yard requirements; 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 opposes the special exception and 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  
Kelly M. Atkinson  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors