

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
June 4, 2008

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 64 feet, and

Whereas, the subdivision of the parcel would create a rear pipestem lot with its own curb cut and 64 feet of frontage on Old Dominion Drive, while the existing dwelling unit would have 279 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

Whereas, the entire rear half of the property is heavily wooded and the proposed dwelling unit, garage, driveway, and four new septic fields will result in a significant loss of mature trees, and

Whereas, there is a covenant restriction that prohibits any structure from being closer than 100' to the lot line, and the proposed unattached garage is sited 39 feet from the lot line, and

Whereas, far more trees could be preserved with a single dwelling unit on the lot, than with two, and the proposed tree save area is not significant, and

Whereas, the proposed development does not preserve topography or any historic feature, and

Whereas, the amount of impervious surface would likely be far higher with the construction of the proposed second home and garage whose combined footprint would be 6,100 square feet, and

Whereas, there is neighborhood opposition to the special exception, including four of the five abutting neighbors, 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 64 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, Legislative Aide
Kelly M. Atkinson
Fairfax County Planning Commission
Fairfax County Board of Supervisors