

# McLean Citizens Association Planning & Zoning Committee

## Monthly Report to the Board February 2, 2005

The monthly meeting of the P&Z Committee was held on January 25, 2005.

An informational presentation on Low Impact Development was made by Mr. Jack Wilbern, Butz-Wilbern, which focused on water management issues.

A presentation was made by Mr. Keith Martin, Sack, Harris & Martin, on the planned modifications to the main building at the Tuckahoe Recreation Club on Great Falls Street. It is covered under a Special Permit Amendment to add a 2,700 sq ft third floor to the club building for an exercise facility. Mark Zetts is the P&Z lead on the case.

Dale led a discussion on the proposed Fairfax County Zoning Ordinance Amendment to increase the authority of the Board of Zoning Appeals following the Virginia Supreme Court's decision in the *Cochran* case, in preparation for a public meeting to be held on Monday, January 31, 2005 at 7:00 PM in Conference Room 4 at the Government Center, 12000 Government Center Parkway, Fairfax. The Planning Commission will hold a public hearing on the subject on February 2, 2005. It was mentioned that Dranesville seems to be the only District involved and there should be an effort to alert and involve other Districts. The general consensus of Committee members is that we should push for more time for discussion of the matter before the Planning Commission holds a hearing, and requesting that additional workshop meetings be held so that other areas of the County could be brought into the discussion. Dale and some others at the P & Z meeting will attend the meeting on January 31<sup>st</sup>. Dale mentioned bills in Richmond which are aimed at addressing the state code provision which limits BZA authority to grant variances to hardship cases. He also advised the group that there are several additional Fairfax County zoning ordinance amendments in the works. Building height in residential areas and by-right development by utilities of the path of the Dulles Metro extension are among the subjects of planned future changes to the ordinance.

The Covance APR Nomination was withdrawn by the nominee for reasons relating to the recommended change by the Task Force of the density. Their position is that, because they do not have any definite plans, they would rather address the comprehensive plan in an Out-of-turn Amendment at the same time as they submit definite plans for variance.

APR nominations will be considered by the Planning Commission on the following dates  
Dranesville – April 20, 7:30 PM (Fleetwood Rd Bldg. & Madison Bldg)  
Providence – April 21, 7:30 PM (Commons)

The McLean Bible Church has appealed to the BZA on a ruling by the County Zoning Evaluation Division that determined that the Church must return to the Planning Commission for

approval for the operation of a Seminary and the installation of clothing distribution trailers. The Committee will follow the progress of this case, which has not yet been scheduled for a hearing.

Mr. Jack Wilbern briefly addressed the proposed development of the Moutoux Orchards property, which other citizen groups are monitoring. He said he would like to bring the matter back to the MCA when it is further along because he would like MCA's support in addressing development of the property. Greg Reigle, McGuire Woods, has already indicated a desire to make a presentation to the Committee, which might be at the February meeting. In the meantime, Frank Crandall will provide P&Z interaction with the surrounding communities.

A resident of the Chesterbrook area of McLean, Mr. Sperling, said he had been referred to MCA to address his concern that cell phone towers not be placed on the McLean High School property because he believes they pose a safety concern to students. Several people told him that the landowner, the school board, would be the appropriate point of contact. Rosemary Ryan advised Mr. Sperling that the schools had contracts with the cell phone companies which would likely prevail over efforts to keep the towers off school properties and that the position taken by the county was in accordance with the regulations issued by the FCC and that anyone wishing to change the county's approval criteria must first address the FCC.