

Good evening Chairman McKay and members of the Board of Supervisors.

My name is Stephen Chulick. I live in Centreville in the Sully District.

I am speaking as the President of the West Fairfax County Citizens Association (WFCCA).

Thank you for listening to our concerns. I'm sure that my comments will add to the chorus of the very well-considered concerns that are being expressed this evening.

I believe that this is my third time expressing my objection to this proposed modification. The civic associations keep hearing that the county needs housing and employment opportunities. I'd like to use myself as an example of the WFCCA constituents. Personally I have lived in Centreville since 1979 and I have grown accustomed to its vibrant nature of this area. I have witnessed the development of:

- Fair Oaks Mall
- Fair Lakes
- Westfields Office Park
- Reston Town Center
- Trinity Center
- Sully Station
- Sequoia Farms
- Expansion of routes 28, 29, and 50

To a large extent WFCCA has welcomed this growth; such developments have resulted in an improved standard of living and provided locations to live, work, shop and dine thereby contributing to

the county's tax base. But now it is perceived that this proposed modification pits existing homeowners against potential residents; home affordability at the expense of the standard of living of existing homeowners. This while the county continues to support developers in their efforts to build expensive housing. Many of us have lived full lives in Fairfax, have worked their careers, retired, and now wish to live in the community that they moved into years ago. A community where each home housed one family, the cars parked out front belonged to the residents, and the properties weren't papered over with signs advertising home-based businesses. Such residents have already spent my money with an expected standard of living in mind. WFCCA sees your proposal as resulting in a degradation of the standard of living that we have paid for.

If Fairfax County wishes to encourage affordable housing, we would hope that every effort was made to encourage developers to provide such housing in such sizable redevelopments such as the Merrifield's Mosaic District. I recently looked at rents at some of the larger apartment complexes that have been built in Fairfax recently. I've looked at Scout on the Circle at Fairfax Circle, the Emerson in Trinity Center, or the Preserve in Westfields; there doesn't seem to be affordable housing at any of these locations.

The WFCCA supports the attempt to modernize the existing zone ordinance but objects to the any portion of zMOD that avoids subjecting proposals to consideration and comment by affected public citizenry.

WFCCA objects to zone ordinance modification that conflicts with long established HOA covenants or County zoning ordinances that community members have grown comfortable with regard to the use and character of a neighborhood home. In particular, we object to any change that would threaten the residential character of a community

neighborhood. Surely a community of like-minded owners should be permitted to govern themselves within time-honored norms.

WFCCA is concerned about ALUs to the extent that it results in an increase population which would in turn:

- Increase demand on public services - roads, schools, parks, etc.
- Increase demand on community parking. In my community, some homes already have 5 or 6 cars, street parking is already an issue and there is virtually no space with which to augment driveway parking. The requirement to add on premise parking should disqualify most members of our community for such increased utilization but any encouragement of increasing residential use would likely increase on-street parking demand despite the on premise parking requirement. Some homes can accommodate up to 10 cars in their driveways and garages. The vast majority however cannot accommodate more than 4. Even if space for additional parking could be found, the additional pavement would reduce soil permeability and detract from landscape appearance. This proposal also risks creating resentment among community members:
 - Resentment between the haves (those that have the off-street parking) and the have-nots (those that don't) – perhaps the have-nots would feel that they should have the same opportunities as their neighbors.
 - Resentment between those that require on-street parking and those that are consuming that parking illegitimately.

WFCCA is pleased to learn that that there would be an enforcement process. We would hope that this enforcement result in good relations between ALU owners and their neighbors. We would like to learn the details of that process – how does a neighbor file a complaint. We

would also hope that enforcement would continue beyond the initial transition period to this zMOD.

WFCCA opposes the removal of the requirement for public hearings for the ALU proposal as it would remove the opportunity for citizen comment. We are also reticent to the removal of the age 55/disability requirement since it would likely dramatically increase its popularity and have an undue impact on the community. We sympathize with the need for affordable housing as was expressed this evening. We are concerned that ALUs may not provide the solution that is needed, especially in well-established neighborhoods and such change should not be blindly imposed in a blanket fashion.

We are also concerned about the possibility that home improvements to create ALU would fail to meet Building Codes or that new ALUs would fail to conform to Occupation Codes. Even now, pre-ALU, we have all heard about overcrowding that exists in many neighborhood homes. There are already serious issues with townhome communities in Centreville, Clifton, or Burke where parking demand far exceeds what is available in the provided lots and spills onto the neighboring roads. I have recently visited the single family home neighborhood where I grew up; there is very little parking to be found - driveways and street fronts are full.

We object to changes with regard to Home-based businesses for the following reasons:

- Home-based businesses raise similar concerns as for ALUs with regard to parking. Current draft of the zMOD provides for up to 4 customers at a time and 8 per day in a home-based business. As with the ALUs, WFCCA has concerns regarding how such limits would be enforced and how neighbor complaints would be serviced.

- The zMOD proposal provides for signage for in-home businesses. Most communities in Western Fairfax County do not have any signs – again this is what homeowners have come to expect in most communities. zMOD proposes to permit of up to 3 signs each up to 4 sqft totaling no more than 12 sqft. WFCCA objects to the allowance of permanent business signs in residential communities. County staff indicated that no such controls should be applied in support of content neutrality concerns. WFCCA believes that business signage is the one form of signage that is permanent. In this connected world where everyone is using Google Maps or in-car GPS devices, the WFCCA doesn't see a need for business signage in a residential community.
- The zMOD proposal isn't very specific about what would be an acceptable home business. We object to any business that can't be fully contained within the residence or is otherwise incompatible with the residential nature of the neighborhood.

With regard to accessory buildings, the WFCCA objects to any zMOD language that permits any 12 foot tall buildings within 5 feet of the property line.

We ask that the Planning Commission consider these comments and those of other speakers before implementing this modernization.

Finally, I am submitting this testimony for the record.

Thank you for your consideration.

Stephen Chulick