

January 26, 2021

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The Honorable Peter F. Murphy, Jr.
Chairman, Fairfax County Planning Commission
12000 Government Center Parkway, Suite 552
Fairfax, VA 22035
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Re: ZMOD [January 28 public hearing]

Dear Chairman Murphy,

The Virginia Chase Homeowners Association (VCHOA) wishes to object to certain aspects of the zMOD proposal. The VCHOA regards the following possible ramifications of its adoption as unacceptable:

- zMOD is a “streamlining” process that effectively eliminates input from residents and experts in order to achieve the goal of more housing at all costs.
- Members of our community purchased their homes and have lived here for decades with the comforting knowledge that existing HOA covenants and Fairfax County Zoning Ordinances controlled an owner’s use of his/her property. This zMOD proposal would replace existing zoning ordinances and supersede HOA covenants that control the appearance and use of homes in the neighborhood. As such, it represents a significant threat to the residential nature of our community.
- ALUs:
 - Would increase the number of residents which would increase pressure on:
 - Public services – schools, parks, etc.
 - Parking - Our community, street parking is already an issue and there is virtually no space with which to add driveway parking. The requirement to add on premise parking should disqualify members of our community for such increased utilization but any encouragement of increasing residential or business use would likely increase on-street parking demand despite the on premise parking requirement. We would anticipate that there would be no official policing to ensure that street parking is not used up. Even if space for additional parking could be found, the additional pavement would reduce soil permeability and detract from landscape appearance.
 - Raise concerns regarding if home improvements to create an ALU would meet Building Codes.

- Raise concerns regarding if occupation would conform to Occupation Codes. Indeed we have all heard stories that tough times are already causing persons to collocate and exceed residential occupation limits.
- 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. Again, it would likely fall to the neighbors to monitor such visits and report excess usage.
 - The zMOD proposal provides for signage for in-home businesses. Currently our community does not have any signs – again this is what homeowners have come to expect in our community. zMOD proposes to permit of up to 3 signs each up to 4 sqft totaling no more than 12 sqft. The VCHOA objects to the allowance of business signs in our community. In this connected world where everyone is using Waze, Google Maps, or in-car GPS devices, the VCHOA doesn't see a need for business signage in a residential community.
 - The VCHOA has concerns regarding how many businesses would be permitted to coexist in a single home.
 - The zMOD proposal isn't very specific about what would be an acceptable home business. The VCHOA objects to any business that can't be fully contained within the residence or is otherwise incompatible with the residential nature of the neighborhood.

The VCHOA requests your consideration in delaying any final decisions regarding zoning ordinance decisions until such time that VCHOA's concerns are addressed in full.

Respectfully,

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