



**The Mount Vernon Council of Citizens Associations, Inc.**

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Fairfax County Planning Commission  
12000 Government Center Parkway  
Suite 330  
Fairfax, VA 22035

Dear Commissioners

October 27, 2016

Subject: MVCCA's Resolutions Regarding the 1212 Old Town Rd SE

On behalf of the Mount Vernon Council of Citizens' Associations (MVCCA) the attached resolutions are forwarded for your appropriate action and support. This resolution was approved and passed unanimously by the membership at their Oct 26, 2016 General Council Meeting.

They express the MVCCA's General Council's position regarding the changes to the comprehensive plan for the North Hill Site property.

*Katherine Ward*

Co-Chair  
MVCCA

Cc: Commissioner Earl Flanagan  
Supervisor Storck

Enclosed: MVCCA Resolution 2016-J04 (1212 Olde Town Rd SE 2016-MV-010)  
And Development Conditions

**MVCCA JOINT RESOLUTION 2016-J04  
PLANNING & ZONING and ENVIRONMENT & RECREATION COMMITTEES**

**SUPPORT FOR SPECIAL EXCEPTION 2016-MV-10 REGARDING MUSSOLINE FAMILY PROPOSAL  
TO RECONSTRUCT THEIR HOME ON PROPERTY LOCATED IN A 100-YEAR FLOODPLAIN, IN THE  
NEW ALEXANDRIA COMMUNITY**

**(1) WHEREAS**, the Subject Property, located at 1212 Olde Town Road (Tax Map Parcel 83-4 ((2))(40) 0501 in New Alexandria, Virginia, is located on the north side of Olde Town Road just west of the intersection of 10th Street in the Mount Vernon Magisterial District; and

**(2) WHEREAS**, the Subject Property consists of approximately 7,150 square feet, zoned to the R-3 zoning district; and located in the 100-year floodplain and developed with the Mussoline family's existing home, which was constructed in 1956; and

**(3) WHEREAS**, the Subject Property is located in the 100-year floodplain and is developed with the Applicant's existing home, which was constructed in 1956; and

**(4) WHEREAS**, the Applicant now proposes a special exception to permit the replacement of the Applicant's home with a new house that will be elevated above the flood stage, without adding fill or displacing potential floodwaters onto adjacent properties and preserving all existing tree cover; and

**(5) WHEREAS**, although the Subject Property is on an undersized lot, the Applicant's proposed new home will comply with all applicable development standards of the R-3 zone, including setback and building heights and will require no waivers or modifications;

**(6) WHEREAS**, the Fairfax County Staff report includes Proposed Development Conditions for SE 2016-MV-010 dated September 20, 2106;

**A. NOW THEREFORE BE IT RESOLVED** that the Mount Vernon Council of Citizens Associations ("MVCCA") supports this Special Exception inclusive of the Proposed Development Conditions; and

**B. BE IT FURTHER RESOLVED** that the MVCCA recommends that the Mt. Vernon District Planning Commissioner and Mt. Vernon District Supervisor support the Special Exception inclusive of the Proposed Development Conditions.

(Note: Development conditions attached separately to the forwarding email)

APPROVED BY THE MVCCA GENERAL COUNCIL OCT 26, 2016