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## Committee Resolutions

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### **PZ-2009-06: RESOLUTION ON ZONING ORDINANCE AMENDMENT ON RESIDENTIAL GRADE HEIGHT**

- 1. WHEREAS** The Zoning Ordinance of Fairfax County has restrictions based on the building height in residential zones, and
- 2. WHEREAS** New residential construction and residential additions where the resulting house is substantially taller than the surrounding existing houses results in the new house looming over the neighbors, and
- 3. WHEREAS** A grading plan for residential construction that includes adding fill dirt to raise the elevation of the final building also increases the net height of the building, thereby exacerbating the looming affect, and
- 4. WHEREAS** The proposed Zoning Ordinance Amendment "Single Family Detached Dwelling Grade" establishes the grade level to be used for measuring building height as the lower of the pre-construction grade and the post construction grade, and
- 5. WHEREAS** The proposed Zoning Ordinance Amendment allows for an exception when the house is in or near a flood plain and must be elevated as a condition of construction,

**A. THEREFORE, BE IT RESOLVED**, that the Mount Vernon Council of Citizens' Associations supports the proposed Zoning Ordinance Amendment "Single Family Detached Dwelling Grade" as advertised.