

## **Hunter Mill Land Use Advisory Committee Minutes May 19, 2009**

Members Present: Steve Cerny (acting chair), Betty Little (acting vice-chair), Genaro Pedroarias (recorder), Steve Akinbileje, and Ellice Stern

Frank de la Fe and Goldie Harrison were also present.

The meeting began at 7:45 PM.

### Old Committee Business

- Approval of March 17 and April 21, 2009 meeting minutes
- Minutes approved unanimously, 5-0

### New Committee Business

#### Toscano Property on Vale Road – RZ 2005-HM-028

- At Mr. Pedroarias' request, Mr. Toscano gave a brief review of the case before the committee
- Discussion of proffers
  - Mr. Cerny asked about the surface composition of the driveway—anything other than gravel?
  - Mr. Toscano stated that he would not want an asphalt driveway
  - Ms. Stern asked if there have been any comments by the immediate neighbors.
  - Mr. Toscano stated that he received 100% approval from the home owners association.
    - Ms. Goldie Harrison added that she knew of one resident who had a concern about trees nearby and the height of the Toscano property, among a few other concerns
    - Mr. Frank de la Fe added that this resident complained about the height of the home
  - Ms. Little requested that the record reflect that other properties in the vicinity have pipe stem driveways, as is the case with the dwelling at 9836
  - Ms. Little asked about removing a tarp on the parking area
  - Ms. Little also asked about a the trail running along the Toscano property; Mr. Toscano claims he will be working with Fairfax County to deal with the trail
  - Mr. Akinbileje made a statement regarding his concerns about Mr. Toscano's motives to make future changes to his property
  - Mr. Toscano stated that he and his family did not have future plans at the present time
- Discussion of the Planning Commissions role and how it may vote
  - Ms. Goldie Harrison voiced her opinion that staff may have concerns about tree cover, and a few other concerns
- Discussion on what action the Hunter Mill Land Use Committee should take
  - Ms. Little claims staff has not had adequate time to review the case
  - Nonetheless, Ms. Little holds that Toscano has met all the criteria set forth by the Hunter Mill Land Use Committee and therefore recommends approval

- Motion to approve made by Ms. Betty Little; Seconded by Mr. Genaro Pedroarias
  - Ms. Little claimed that this area is a “transition area” and that other properties in the area do indeed have pipe stem driveways
  - Ms. Stern enquired about who will own the property at the rear of Toscano’s property
  - Mr. Toscano answered that he has plans to put the house on the market
- Question was called; motion to approve passed 4-1

#### Continuing with New Committee Business

- Discussion of upcoming cases in June and July
- Open discussion on the role the Committee played in the Toscano property

The meeting adjourned at 8:48 PM.