

Dear MDC Members,

We hope you and your associations will consider weighing in on [several significant zoning changes](#) being proposed by Fairfax County as part of the Zoning Ordinance Modernization Project ([zMOD](#)). Some primary concerns include 1) relaxing regulations for interior accessory apartments (ALUs) which could allow apartments in any single family detached home and 2) relaxing regulations to allow more Home Based Businesses (HBB) with increased customer activity in all types of dwellings. The county is also proposing to eliminate the public hearing process which has historically accompanied applications for each of these uses and approve them instead, through a simple administrative permit without notifying or seeking input from neighbors. These proposed changes have sparked concern about impacts on the character of single-family detached communities and increased commercialization in all residential neighborhoods.

Use this link <https://www.act4fairfax.net/communityresponses> to see **sample letters and resolutions** from around the county which you or your associations can support and endorse or use to draft separate letters and resolutions. In particular, is the [remarkably, comprehensive commentary about zMOD changes by MDC Secretary, Clyde Miller](#) on behalf of his citizens association Holmes Run Valley. Please write. Every letter is important. It doesn't have to be long.

The Planning Commission will hold a Virtual Public Hearing about the proposed zoning changes on **Thursday, January 28, 2021** at 7:30 p.m.

To speak at the Planning Commission Virtual Hearing or to **submit video testimony**, please sign up here: <https://www.fairfaxcounty.gov/planningcommission/speaker> and also see here: <https://www.fairfaxcounty.gov/planningcommission/ways-to-provide-public-hearing-testimony>

You can also write to all members of the Board of Supervisors and the Planning Commission with your thoughts and concerns at: clerktothebos@fairfaxcounty.gov and plancom@fairfaxcounty.gov and reference "**zMOD**" in the subject line. Please sign your name and include your address in the correspondence.

Sincerely,

Mason District Council of Community Associations Board

Debbie Smith - Chair

Carol Turner – Vice Chair

Clyde Miller – Secretary

Michael Melanson – Fairfax Federation Representative