



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 20, 2020

Mathew McGill  
1932 Great Falls Street  
McLean, Virginia 22101

Subject: 1932 Great Falls Street; Tax Map #040-2-((01))-0003B; Dranesville District;  
FPUD/SS # 90

Reference: Request for Allowed Use Determination within a Floodplain dated September 17,  
2020

Dear Mr. McGill:

In response to your request, it has been determined that the proposed replacement of an existing 10 ft x 12 ft shed with a larger 16 ft x 16 ft shed qualify as permitted uses within the limits of the 100-year major floodplain, and is hereby approved under the Floodplain Regulations of the Fairfax County Zoning Ordinance (ZO) Section § 2-903 Paragraph 3, subject to the following condition:

1. The applicant and the owner shall sign a “hold harmless” agreement, holding the County harmless from all adverse effect which may arise as a result of the construction and establishment of the proposed use adjacent to the floodplain. Such an agreement must be recorded among the land record of the County (ZO § 2-903.8D and Public Facilities Manual [PFM] 6-0705.4).
2. The proposed deck needs to be elevated or floodproofed. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.

Please note that a shed within a Resource Protection Area is an accessory use and would require public hearing exception under Section 118-6-8 of the Chesapeake Bay Preservation Ordinance (Chapter 118 of the County Code).

This determination is valid as of the date of this letter and does not relieve you of the responsibility to comply with any ZO, Building Code or other County regulation including, but not limited to the Chesapeake Bay Preservation Ordinance, currently in effect or which the Board of Supervisors may adopt at a future date.

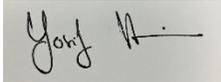
Please ensure a copy of this letter is made part of the permit application.



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Page 2 of 2

If further assistance is desired, please contact me at 703-324-1720 or  
[Yosif.Ibrahim@fairfaxcounty.gov](mailto:Yosif.Ibrahim@fairfaxcounty.gov).

Sincerely,



Yosif Ibrahim, P.E.  
Senior Engineer III, North Branch  
Site Development and Inspections Division (SDID)  
Department of Land Development Services (LDS)

YB/tc

cc: Dipmani Kumar, P.E., Chief, Watershed Planning and Evaluation Branch (WPEB),  
Stormwater Planning Division (SWPD), Department of Public Works and Environmental  
Services (DPWES)  
James Canter, Chief, Building Inspections Branch, Building Division/Residential Branch,  
LDS  
Anthony McMahan, Combination Plan Review Manager, Technical Services Branch,  
Building Division, LDS  
Bigyan Shrestha, Engineer III, WPEB, SWPD, DPWES  
Facilitation and Addressing Center, LDS  
Steven Kendrick, Chief, Building Code Services, STS, CTSC, PACA, LDS  
Nicole McMahan, Supervisor, Permit Application Center, STS, CTSC, PACA, LDS  
James Anjam, Branch Manager, Technical Services Branch, Building Division, LDS  
FPUD File



# FLOODPLAIN USE DETERMINATION REQUEST

Site Development and Inspections Division  
Fairfax County Land Development Services  
12055 Government Center Parkway, Suite 535, Fairfax, VA 22035  
Phone: 703-324-1720, TTY 711  
[www.fairfaxcounty.gov/landdevelopment/](http://www.fairfaxcounty.gov/landdevelopment/)



When a property is in or near the floodplain, a determination is required to ensure the proposed improvement qualifies as a "permitted use" in the floodplain. The Director of Land Development Services (LDS) is responsible for the administration of the Floodplain Regulations in Part 9 of [Article 2 of the Zoning Ordinance](#). LDS reviews all proposed uses and development to determine whether it is in the floodplain, and if it is permitted in accordance with the provisions of Section 2-903 and the use limitations of Section 2-905 of the Zoning Ordinance. In addition, there is a 15-foot minimum required yard (i.e., setback) from the floodplain for dwellings and portions thereof (i.e., additions), as specified under Section 2-415.

To begin the determination process, complete the below information and submit for review by the Site Development and Inspections Division of LDS. The most common types of projects include additions to houses constructed prior to August 14, 1978, and decks. As noted below, additional information may be required to demonstrate that your project meets the requirements and qualifies as a permitted use.

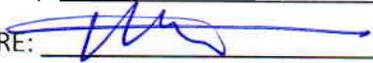
**The use determination request package may be emailed to the Site Development & Inspection Division at [LDSSDIDADMIN@fairfaxcounty.gov](mailto:LDSSDIDADMIN@fairfaxcounty.gov) or mailed to the Herrity Building, 12055 Government Center Parkway, Suite 535, Fairfax, VA 22035. Alternatively, the request package may be placed in the secured drop box located at the front of the Herrity Building.**

This request is submitted under Section 2-903 of the Fairfax County Zoning Ordinance. The average review time is approximately six (6) weeks.

**Once the review of the use determination is complete, an original, notarized [Hold Harmless Agreement](#) executed by all legal land owner(s) as identified by the [Fairfax County Real Estate Assessment website](#) may be required, as determined by the stormwater specialist.**

## **OWNER INFORMATION** (please print clearly)

NAME (print): Matthew D. McGill TITLE: Owner

SIGNATURE: 

ADDRESS: 1932 Great Falls St.

CITY/TOWN: McLean STATE: VA ZIP CODE: 22101

E-MAIL ADDRESS: matthew.douglas.mcgill@gmail.com

PHONE NUMBER: (330) 329-1010

TO: Eleanor Ku Coddling, Acting Director, Site Development and Inspections Division

DATE: November 12, 2020

PROPERTY ADDRESS: 1932 Great Falls St., McLean, VA 22101

LEGAL DESCRIPTION: Falls Run Estates, Lot 1

PLAN NUMBER (IF APPLICABLE): N/A PERMIT NUMBER: 201620408

TAX MAP NUMBER: 0402 01 0003B MAGISTERIAL DISTRICT: Dranesville #1A

WORK PROPOSED WITHIN OR ADJACENT TO THE FLOODPLAIN: a shed

FOR ADDITIONS, DATE THE EXISTING DWELLING WAS CONSTRUCTED: N/A

*(Special approval may be required if after August 14, 1978.)*

**ATTACHMENTS:**

EXHIBIT OR PLAN/PLAT. Must show location of work on the lot, the floodplain boundary, and, if known, the flood elevations with source. **For additions permitted under Zoning Ordinance 2-903.8,** include the elevation (referenced to NGVD'29) of the lowest part of the lowest floor (*e.g. the bottom of the floor joists or top of a concrete slab on grade*) of the habitable portion of the proposed improvement. Include the elevation of electrical systems, equipment and components, heating, ventilating, air conditioning and plumbing appliances and plumbing fixtures, duct systems, and other service equipment.<sup>1</sup>

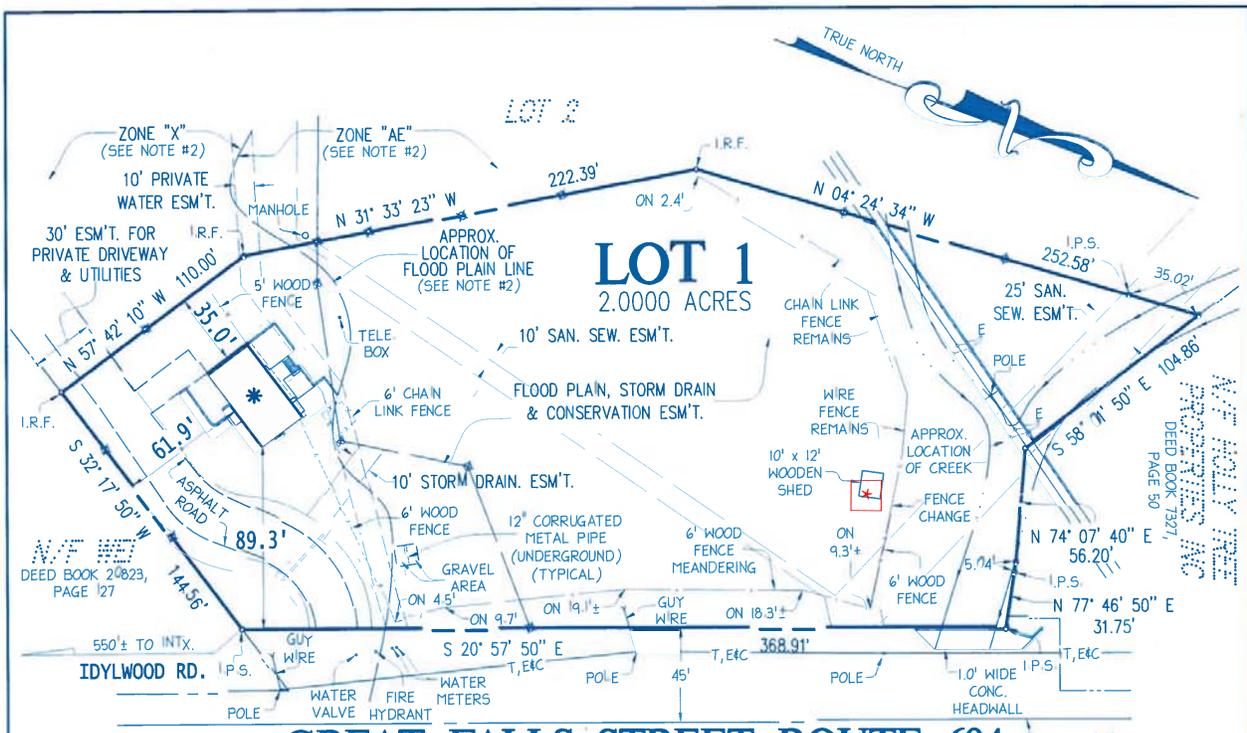
ITEMIZED COST ESTIMATE PER FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOODPLAIN MANAGEMENT REQUIREMENTS (Section 8-8, page 299). Only **required for additions** permitted under Zoning Ordinance 2-903.8.

OPERATING AGREEMENT, CORPORATION OR TRUSTEE PAPERWORK. Only required when the legal property owner is **not** otherwise an individual, to properly verify signature authority.

PROOF OF OWNERSHIP (for new owner(s), not otherwise listed in the county's Real Estate Assessment site).

If the proposed project does not qualify as a permitted use under Section 2-903 of the Zoning Ordinance, do not use this form. A Special Exception will be required. Contact the Department of Planning and Development for more information on submitting a Special Exception application.

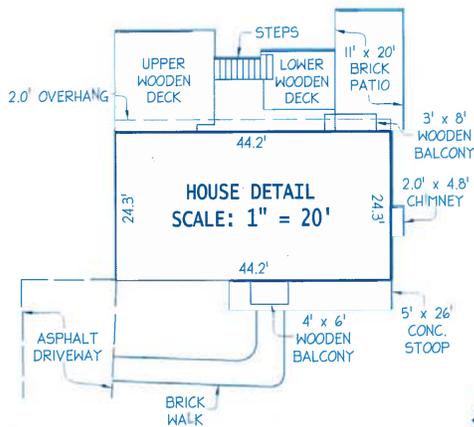
<sup>1</sup> Note: additional design information will be required on the Building plans to demonstrate compliance with Uniform Statewide Building Code (USBC) requirements for structures in the floodplain, such as size and location of flood vents in the crawlspace.



\*2 STORY DWELLING # 1932 (SEE DETAIL)

## GREAT FALLS STREET ROUTE 694 (VARIABLE WIDTH)

\* Denotes Location of 16' x 16' Shed (To Scale)



LEGEND:

- I.R.F. DENOTES IRON ROD FOUND
- X- DENOTES FENCE LINE
- T,E&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- N/F DENOTES NOW OR FORMERLY
- I.P.S. DENOTES IRON PIPE SET
- ⊕ DENOTES STAKE SET

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0170E EFFECTIVE DATE: SEPTEMBER 17, 2010
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES.
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 040-2-01-0003B
- 6) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 5579, PAGE 1308 (UNLESS NOTED OTHERWISE).

HOUSE LOCATION SURVEY  
**LOT 1**  
**FALLS RUN ESTATES**  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

RGS # 111832ARL

MCGILL / SOHRABI

### B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING  
 MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: D. CONRAD  
 REVISION: 12/27/13 (CORNERS & STAKES SET)

JOB# 20133301

DFT: M.K.S.

CHK: T.J.F.

NO TITLE REPORT FURNISHED

SCALE= 1" = 60'

DATE: 12/18/13

TJF