



# 917 Whann Avenue McLean, Virginia

Encroachment Exception Request #1996-WRPA-016-1  
Water Quality Impact Assessment #1996-WQ-005-2

John T. Kelley, Jr., P.E., CFM, LEED AP  
Manager - Engineering

September 7, 2022



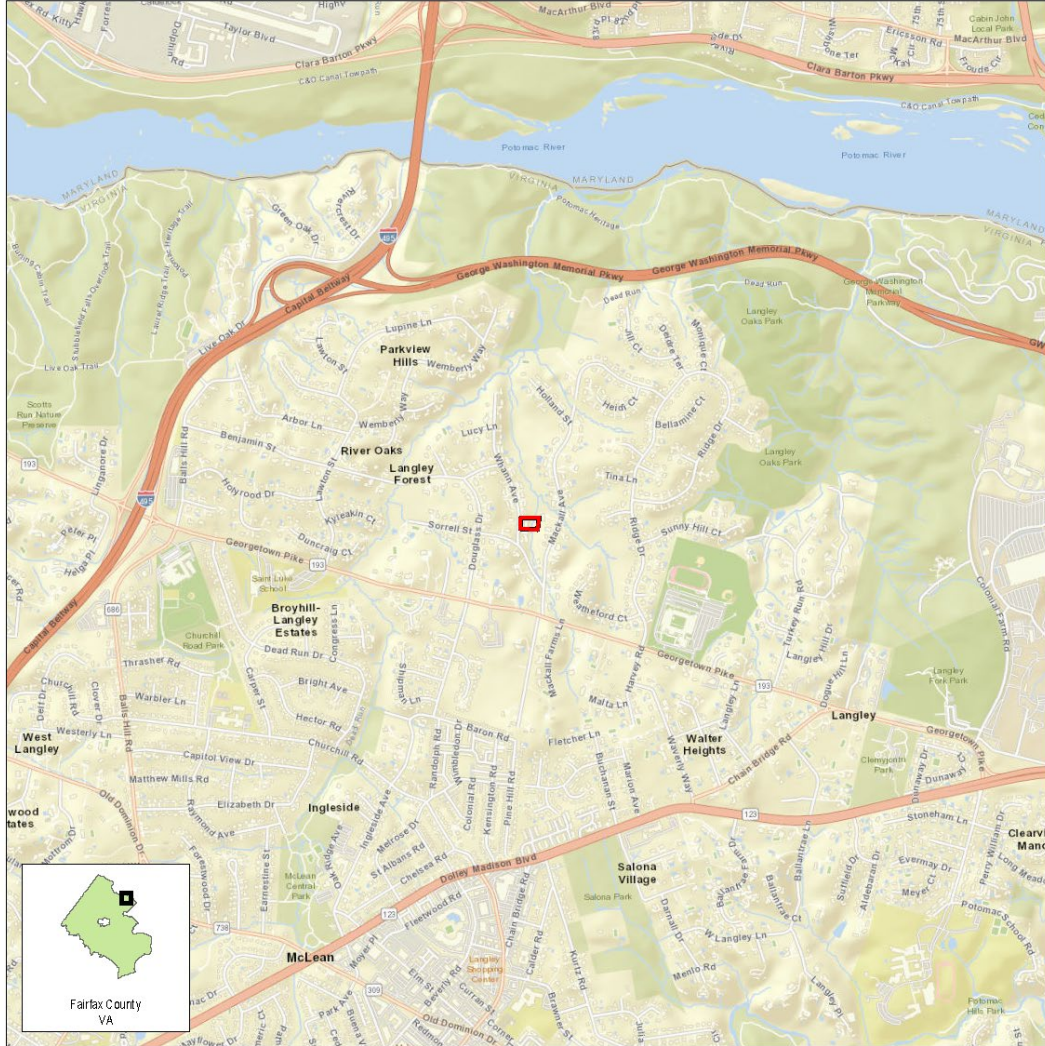


# Thank you for your Efforts!

- All comments and feedback throughout this Application process are appreciated!
- It has allowed us to put together a proposal that both respects the intent of the CBPO and provides a highly desired amenity to Mr. Zecca and his family.

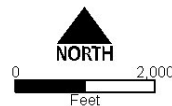


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Site

Vicinity Map  
917 Whann Avenue



# 917 Whann Avenue

- Requested exception to construct a pool in the RPA under CBPO Section 118-6-8(b)
- Tax Map #0214 06 0013A
- Dranesville District



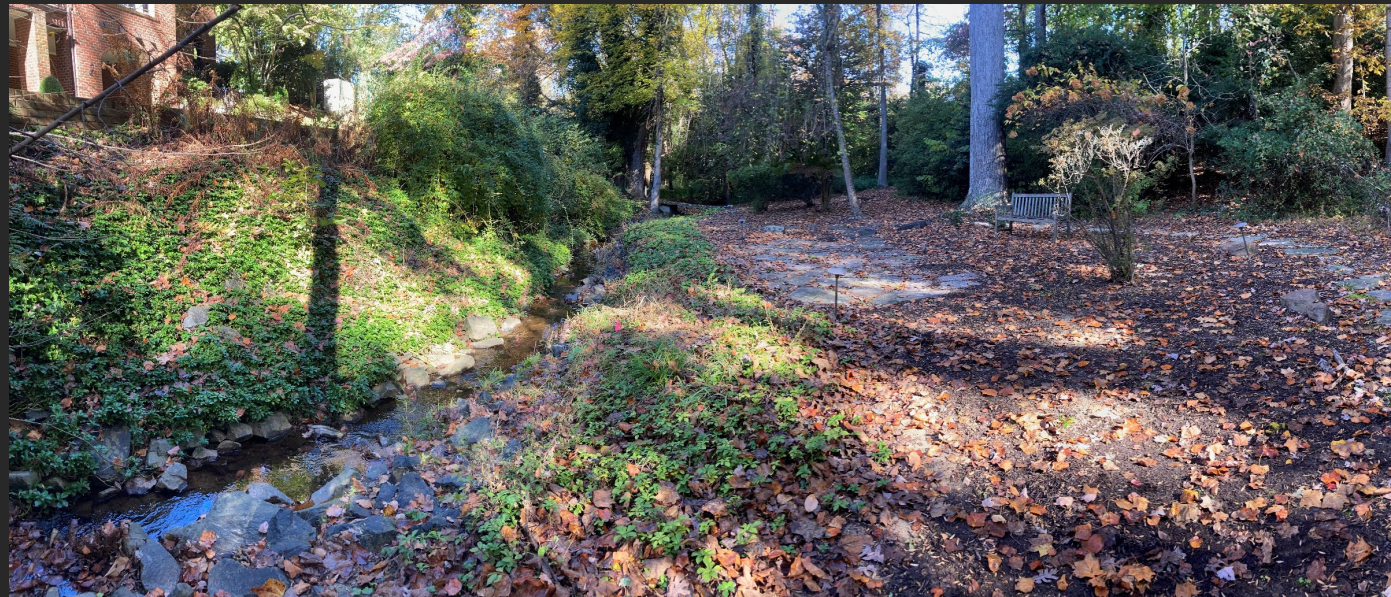
# Existing Conditions

- Owners: John Zecca & Lindsay Noble (July 2020)
- Approx. 1-acre
- Two-story brick residence, utilities, asphalt drive, slate patio & walkways, brick retaining walls
- Maintained lawn and landscaping, forested areas, sanitary easement
- RPA core component (unnamed tributary to Dead Run) crosses through center of backyard
- Existing RPA (including 50' Seaward portion) was disturbed prior to RPA mapping on property and maintained to present day





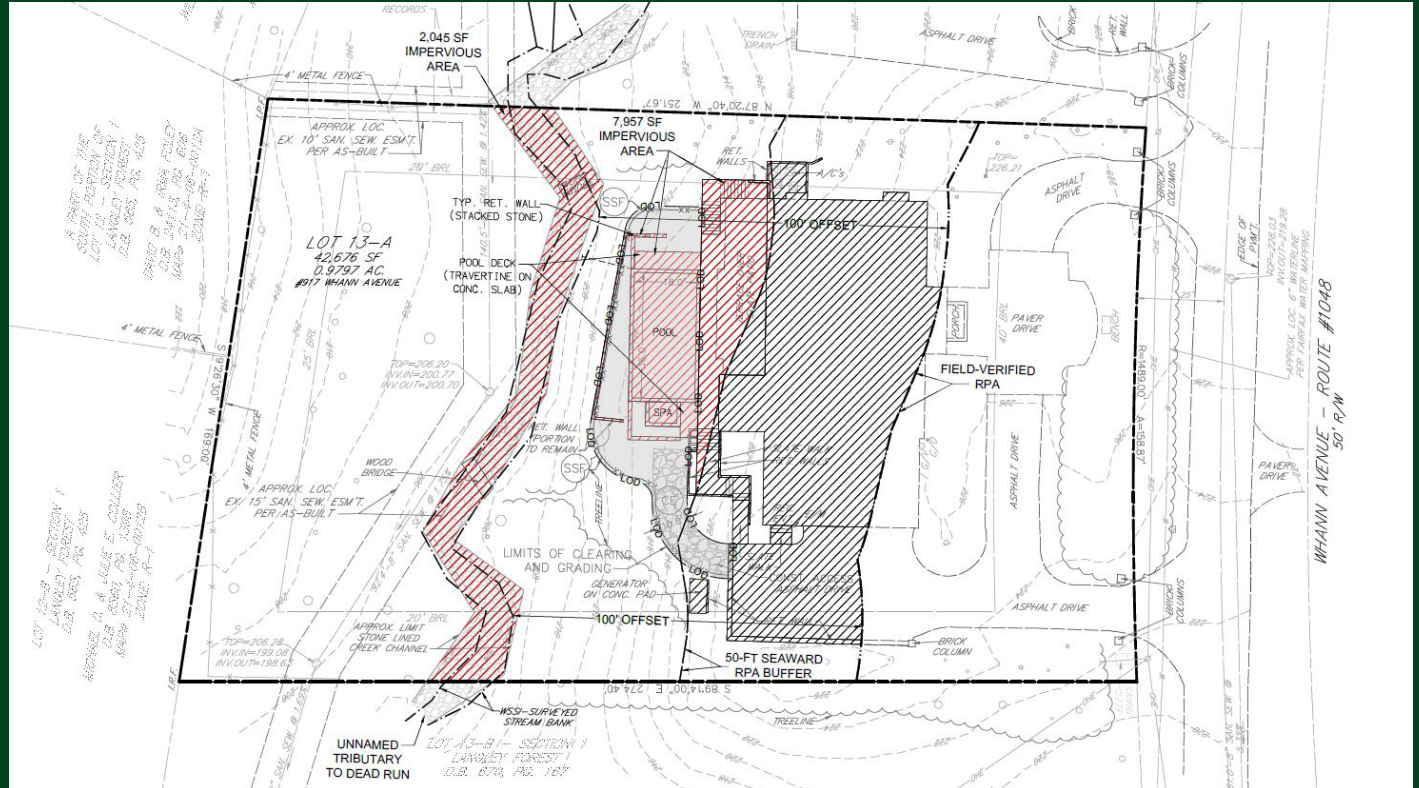
# Existing Conditions





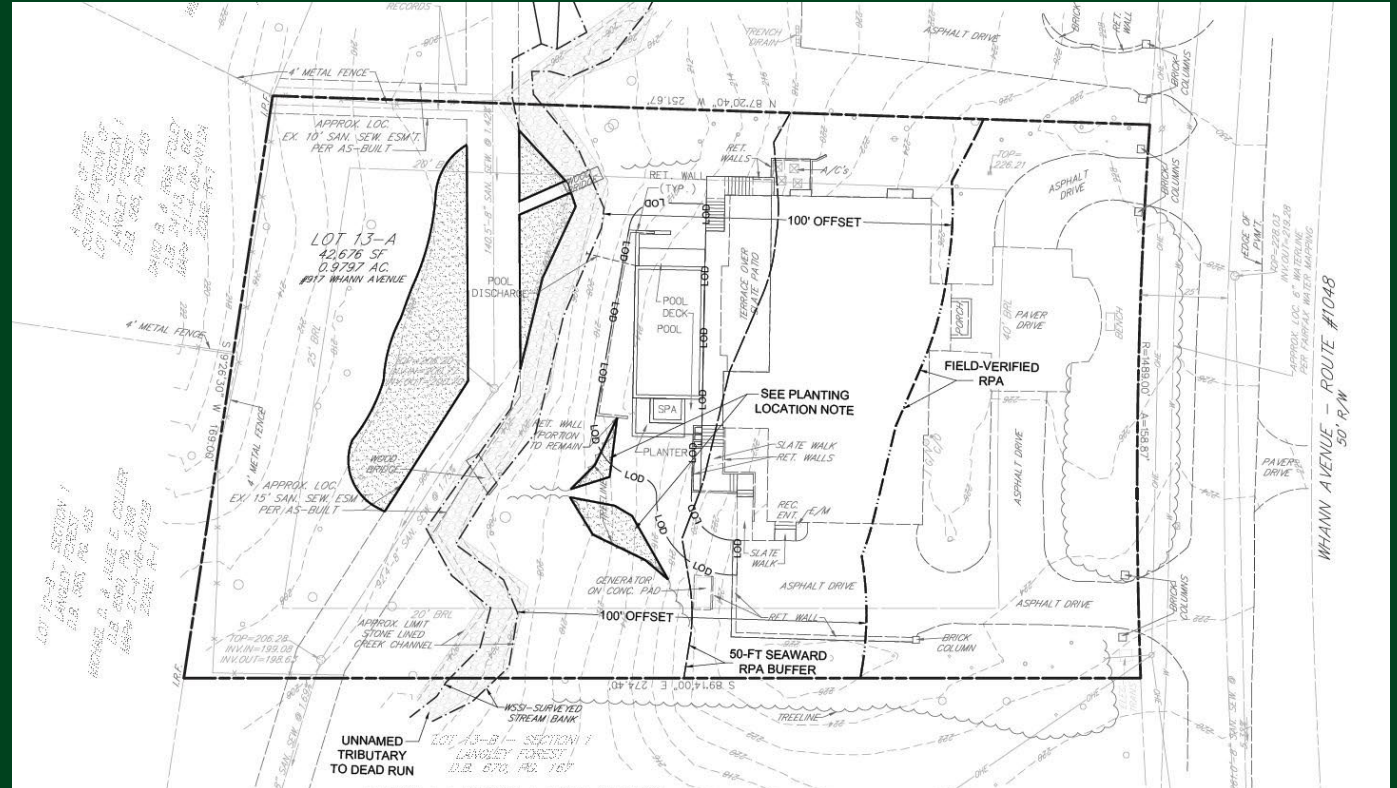
# Proposed Accessory Structure

- Proposed disturbance (2,377 sf) is entirely within the existing maintained lawn
- Native vegetation will not be removed for construction
- Pool is sited in only possible location



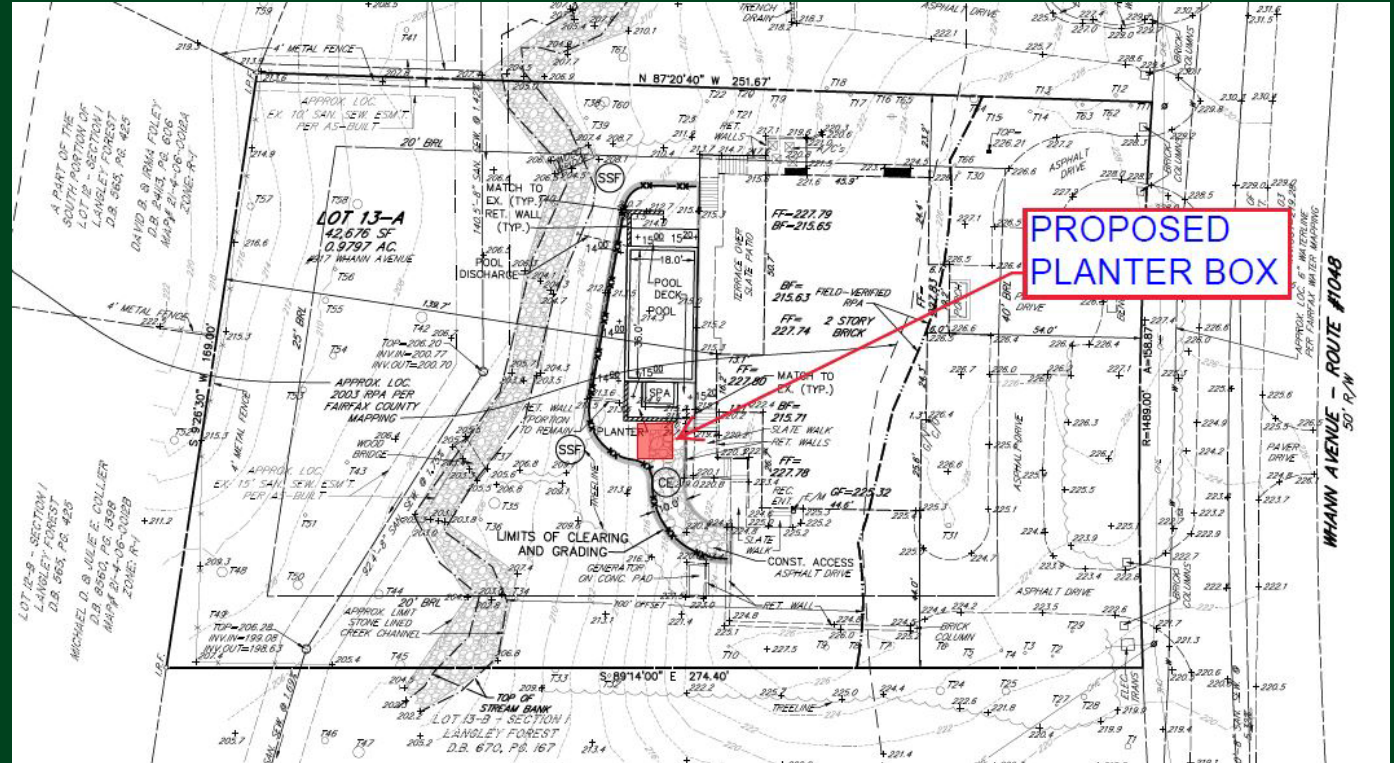
# Proposed Reforestation

- Reforestation of the forested portion of the lot is proposed
- Trees should not be planted within Sanitary Easements in Fairfax County
- Additional replanting through conversion of existing lawn to native vegetation
- Only a minimal portion of existing grassed yard to remain



# Proposed BMP

- Application proposes installation of a Planter Box to treat new impervious surfaces
- Super Silt Fence is to be installed to ensure sediment does not enter the stream





# Similar Applications – Wooded Glen Lt 4 Sec 1 (5255-WRPA-003-1)

- Only WRPA case highlighted containing 50' Seaward buffer encroachment
- Project Purpose and Need Very Different
  - Wooded Glen requested Expansion of an existing pool deck
  - Increase in Impervious Surface for Wooded Glen expansion nearly as much as Whann Ave's total to establish a new proposed pool/Spa/Deck
- SWM Not Proposed
- Application Denied



# Similar Applications – Collier Residence (1996-WRPA-015)

- 908 Mackall Ave – a rear adjoining property with similar activities to those proposed in this Application
  - Same scale Pool/Spa/Pool Deck sizing (net increase of 952 sf impervious for Collier application)
  - Twice the Encroachment Area for Collier than the 917 Whann Ave Application (4,985 sf Collier vs. 2,377 for Whann)
- Collier LOD encroached to 10' or less outside the limits of the 50' Seaward Buffer
- Presented to ERC and Approved



# LDS/SDID Comments

- Staff Desire Reforestation of areas on the East side of the stream
  - Staff interprets that proposed planting area was more vegetated in 2003
    - We respectfully disagree. Comparing Staff's Leaf-Off aerials from 2003 to 2011 shows instead significant growth of trees and canopy coverage
  - Aerial photography is difficult to discern – however no violations for unauthorized clearing have been noted or issued for the property since RPA establishment
  - The Applicant's ability to mitigate natural understory vegetation loss due to shading from the large canopy is hindered by the presence of the sewer easement
  - The Applicant is open to discussing options for modification of the vegetation schedule (reducing trees in favor of more shrubs, and/or adding riparian seed throughout the sanitary easement) – but a reduction in planting credit for the proposed area based on low-resolution leaf-off aerial imagery is not supported
  - The RPA condition will be improved as a result of this request



# LDS/SDID Comments

- Stability of Existing Retaining Wall
  - Pool design will have no effect on the existing wall and that will be demonstrated with the final design plans.
- Unauthorized Encroachments not shown on the 1994 Plat shall be Removed - Footbridges, Bench, Paving, Electrical Lighting
  - RPA was mapped on the property in 2003, the 1994 Plat is not the date of establishment of non-conforming structures in the RPA
  - The Footbridges in particular are visible in the 2003 aerial depicted in the Staff Summary presentation and are non-conforming structures in the RPA
  - Paving of trails (<4' wide) for passive recreation is an exempt activity
  - We will coordinate with LDS regarding the date of installation for the bench, paving, and electrical lighting as necessary with respect to the CBPO.

# Conclusion

- After considering the requirements outlined for a Major WQIA and analyzing each of the compliance criteria, it is our opinion that the proposed RPA encroachment is fully justified
- We thank Staff for their effort and assistance, and request approval of this WQIA and RPAE based on the justifications provided





There's no  
one better  
in the field!

