



County of Fairfax, Virginia

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

Encroachment Exception Application #5255-WRPA-003-1 and #5255-WQ-001-3

Resource Protection Area (RPA) Encroachment Request for David Tortolero, 5255-WRPA-003-1 and 5255-WQ-001-3 under Section 118-6-8 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO) at 9407 Wooded Glen Avenue, Burke, Virginia, 22015, Wooded glen, Section 1, Lot 4, Springfield District, Tax Map 088-1-20-0004, to expand a pool deck and add an outdoor barbeque surface and spa within the Resource Protection Area (RPA).

At a regular meeting of the Exception Review Committee on October 6, 2021, Dr. David Schnare, moved that the Exception Review Committee DENY application #5255-WRPA-003-1.

RESOLUTION

WHEREAS, the applicant requested an exception to the criteria and requirements of the Chesapeake Bay Preservation Ordinance (CBPO) under Section 118-6-8(a), to expand a pool deck and add an outdoor barbeque surface and spa in the Resource Protection Area (RPA); and,

WHEREAS, the application has been filed and notice given in accordance with the requirements of all applicable State and County codes; and,

WHEREAS, pursuant to Section 118-6-8(a) the Committee has made a finding that the requested exception, as conditioned, cannot be determined to be the minimum necessary to afford relief because the application does not adequately address reasonably expected stormwater requirements which may significantly impinge on the conditions needed to be addressed under subsection Section 118-6-8(e).

I, therefore, move that the Exception Review Committee disapprove both Water Quality Impact Assessment #5255-WQ-001-3 and Exception Request #5255-WRPA-003-1 under Section 118-6-8(a) of the CBPO to permit the encroachment into the RPA; and waive the requirement for waiting a year before reapplication to the Committee.

Department of Land Development Services

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Now, therefore, be it resolved that the Exception Review Committee **DENIES** Exception Request 5255-WRPA-003-1 under Section 118-6-8a of the CBPO and 5255-WQ-001-3 to allow the expansion of a pool deck and add an outdoor barbecue surface and spa within the RPA.

ACTION OF THE COMMITTEE

Mr. Kenneth Lanfear seconded the motion. The motion carried by a vote of 8-0.

A Copy Teste:

DocuSigned by:
Danielle Badra
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Danielle Badra
Clerk to the Exception Review Committee



9407 WOODED
GLEN AVENUE
FAIRFAX COUNTY

MAJOR WATER QUALITY
IMPACT ASSESSMENT MAP

REVISIONS	
DATE	COMMENTS
3/30/21	REV PER COUNTY (TNW)

SHEET 2 OF 3

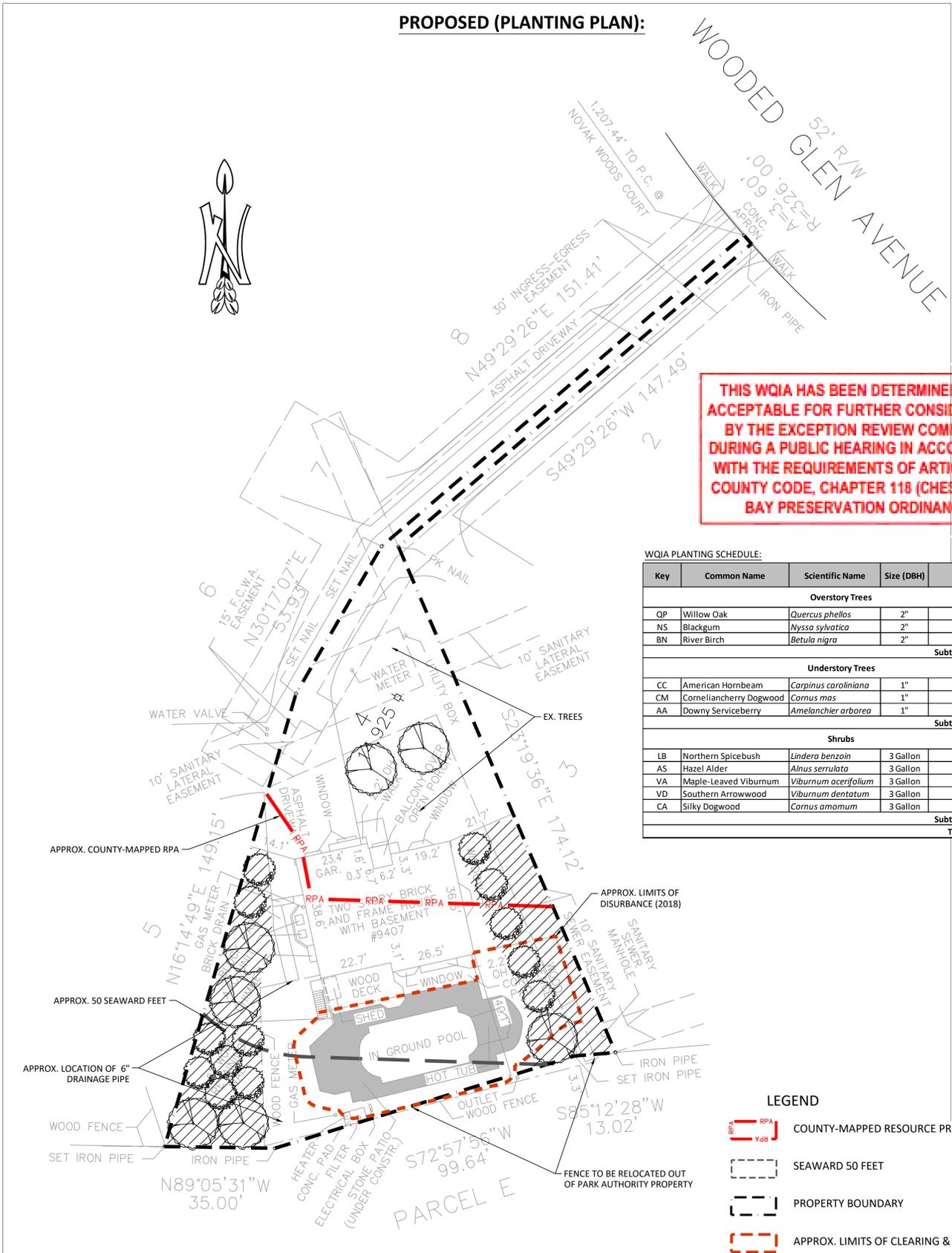
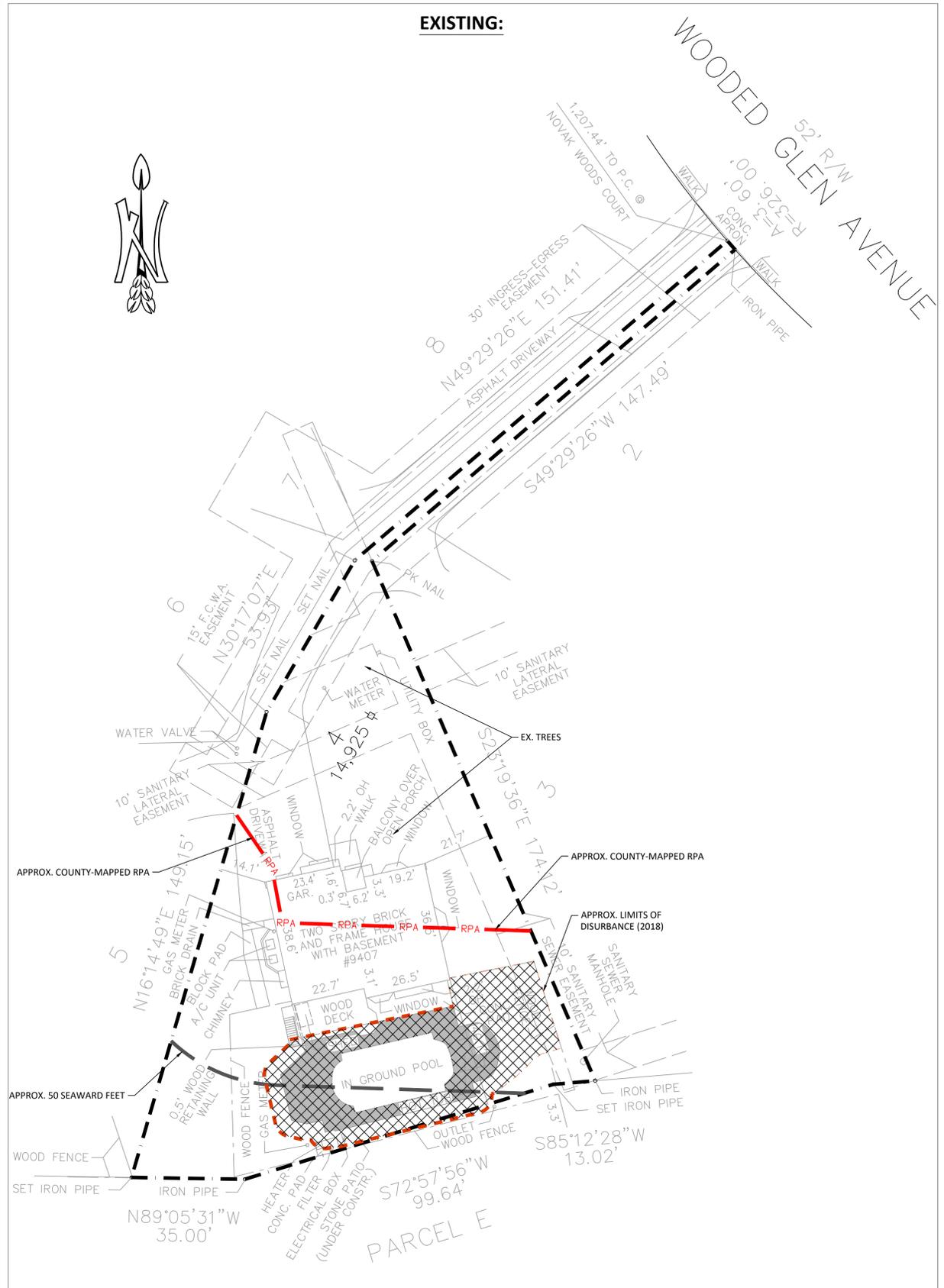
SCALE: 1" = 20'

PROJECT DATE:
2/19/21

DRAFT: TNW CHECK: AMS
FILE NUMBER:
2027

EXISTING:

PROPOSED (PLANTING PLAN):



THIS WQIA HAS BEEN DETERMINED TO BE ACCEPTABLE FOR FURTHER CONSIDERATION BY THE EXCEPTION REVIEW COMMITTEE DURING A PUBLIC HEARING IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6 OF COUNTY CODE, CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE).

WQIA PLANTING SCHEDULE:

Key	Common Name	Scientific Name	Size (DBH)	Quantity
Overstory Trees				
QP	Willow Oak	<i>Quercus phellos</i>	2"	3
NS	Blackgum	<i>Nyssa sylvatica</i>	2"	2
BN	River Birch	<i>Betula nigra</i>	2"	2
Subtotal				7
Understory Trees				
CC	American Hornbeam	<i>Carpinus caroliniana</i>	1"	5
CM	Corneliancherry Dogwood	<i>Cornus mas</i>	1"	4
AA	Downy Serviceberry	<i>Amelanchier arborea</i>	1"	2
Subtotal				13
Shrubs				
LB	Northern Spicebush	<i>Lindera benzoin</i>	3 Gallon	14
AS	Hazel Alder	<i>Alnus serrulata</i>	3 Gallon	14
VA	Maple-Leaved Viburnum	<i>Viburnum acerifolium</i>	3 Gallon	14
VD	Southern Arrowwood	<i>Viburnum dentatum</i>	3 Gallon	13
CA	Silky Dogwood	<i>Cornus amomum</i>	3 Gallon	13
Subtotal				68
Total				88

LEGEND

- COUNTY-MAPPED RESOURCE PROTECTION AREA (RPA)
- SEAWARD 50 FEET
- PROPERTY BOUNDARY
- APPROX. LIMITS OF CLEARING & GRADING (2018)
- *IMPERVIOUS SURFACE ASSOCIATED WITH NOV
- AREA OF PREVIOUS DISTURBANCE IN RPA (2,370 SF)
- PROPOSED SHRUB PLANTING AREA
- PROPOSED OVERSTORY TREE
- PROPOSED UNDERSTORY TREE

- NOTES:**
- EXISTING CONDITION WERE PROVIDED BY SCARTZ SURVEYS (2018).
 - THE RESOURCE PROTECTION AREA (RPA) SHOWN HEREON WAS DRAFTED FROM THE COUNTY-MAPPED RPA LOCATED ON FAIRFAX COUNTY'S FLOODPLAIN VIEWER. ADDITIONALLY, A ZONE A FEMA FLOODPLAIN IS LOCATED ONSITE.
 - *THIS AREA EXCLUDES THE POOL AND IMPERVIOUS SURFACE UNDER THE EXISTING WOOD DECK THAT WERE NOT DISTURBED IN 2018 WHEN THE POOL DECK WAS EXPANDED AND REPLACED AND THE SPA WAS ADDED.

