



# Exception Review Committee Public Hearing

#WAIV-2025-00192

&

Water Quality Impact Assessment # WQIA-2025-00011

3705 Waples Crest Court,  
Oakton, Virginia

Yosif Ibrahim, Engineer IV

January 7<sup>th</sup> , 2026

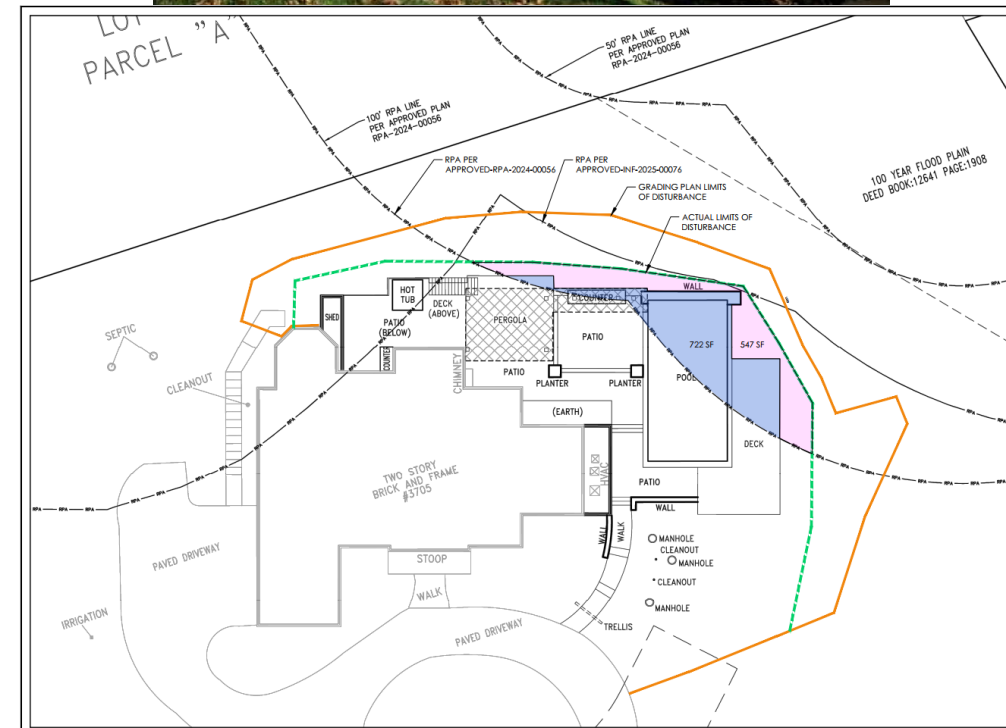
# Staff – Project Overview

## ❑ Improvements:-

- In-ground swimming pool: 40' x 20' (800 sq. ft.)
- Associated deck/patio
- Portion located with the **Resource Protection Area (RPA)**
- 100-Year Floodplain present but no Impact to Floodplain

## ❑ RPA Impacts:-

- **Impervious surface within RPA: 722 sq. ft. (as-built)**
- **Total RPA disturbance: ~1,269 sq. ft.**
- **No encroachment into the 50-foot seaward buffer**
- Impact confined to **existing turf**, non-forested area





# Staff – History and Timeline

Date	Activity
2001-2002	Subdivision, plat, and grading approved
2013	Current owners purchase property
03/20/2025	RPA Site Specific Delineation Approved: RPA-2024-00056
04/09/2025	INF Plan for proposed Pool Addition Approved in error: INF-2025-00076 (Incorrect RPA line)
04/21/2025	WQIA submitted deemed complete: WQIA-2025-00011
05/09/2025	Exception Package accepted for public hearing: WAIV-2025-00192
05/15/2025	INF Submitting Engineer Notified of error in INF plan and responded with intent to revise
05/27/2025	Building Permit Issued: ALTR-2025-01502
06/09/2025	Construction Commenced: Pre-construction meeting
07/15/2025	Applicant Requested 1 <sup>st</sup> deferral for Public Hearing Date → to October 2025
08/07/2025	Applicant Requested 2 <sup>nd</sup> deferral for Public Haring → November to December 2025
11/11/2025	Staff conducted site visit and found that project was completed
12/15/2025	Updated RPA Restoration plan and exception package submitted reflecting As-Built

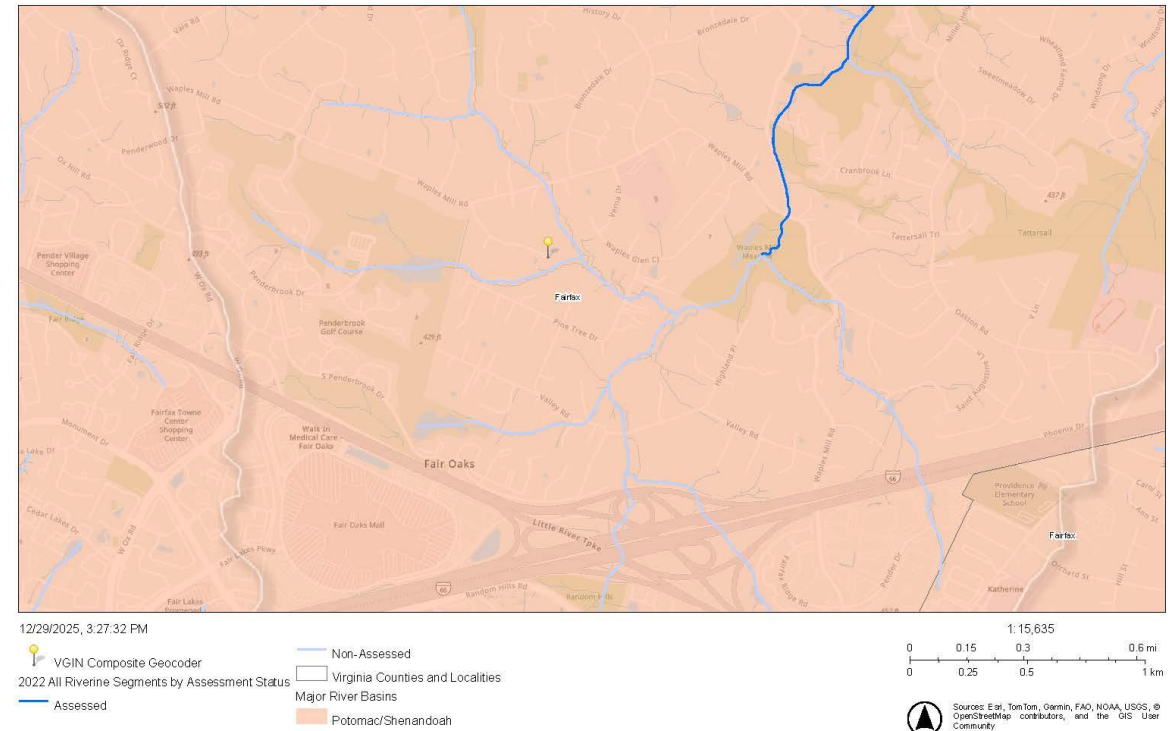
# Statement – other interested parties

➤ 5 minutes

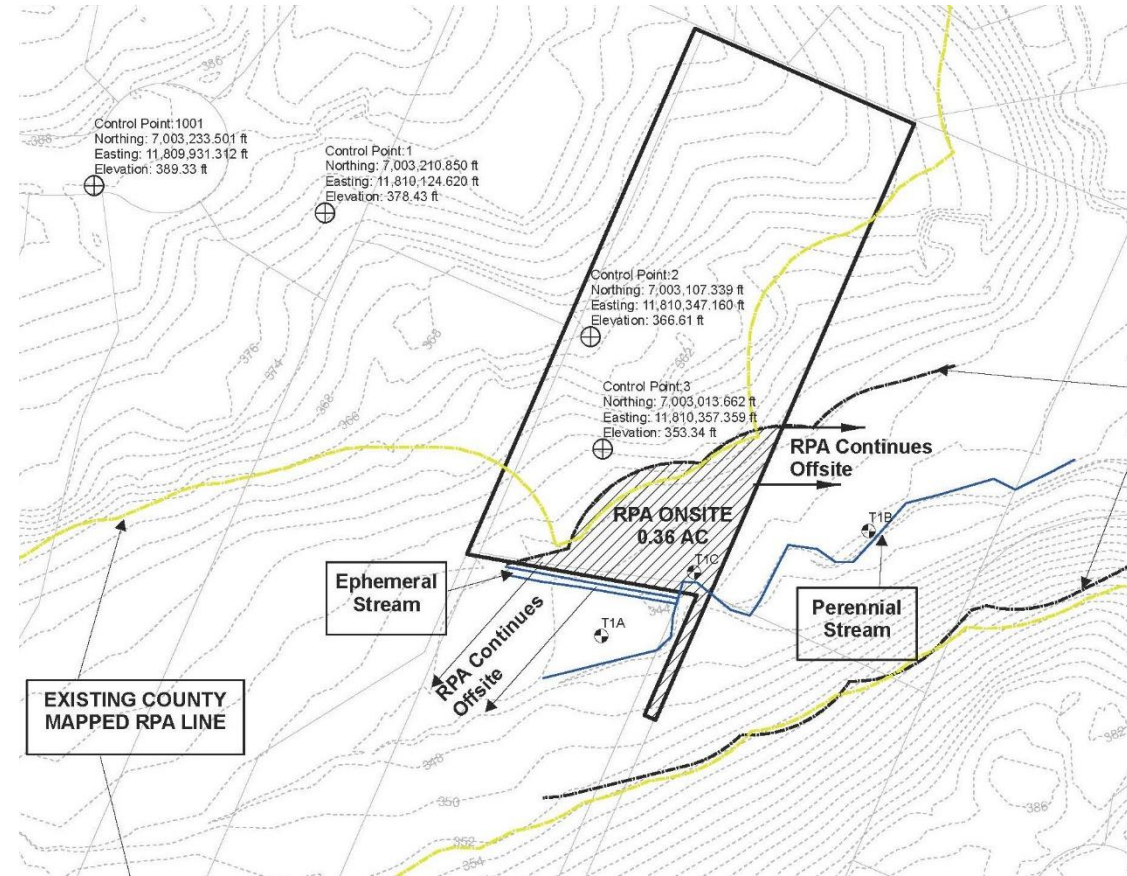
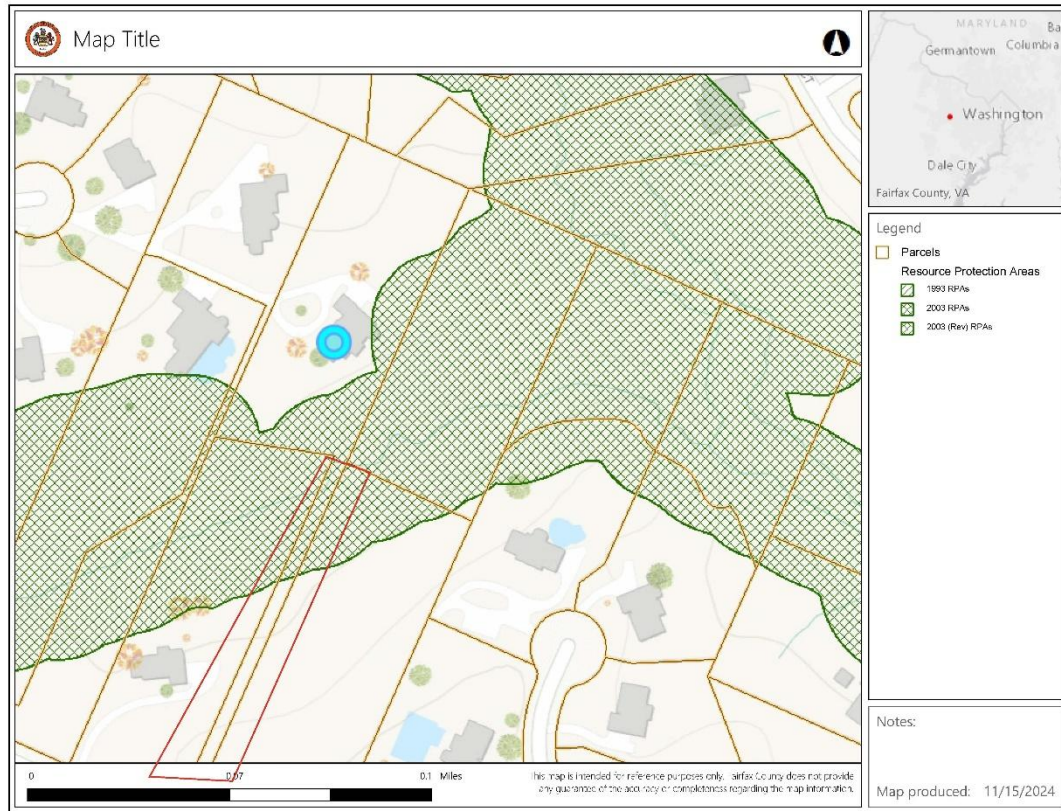
# VIRGINIA WATERS & Wetlands

- Difficult Run
  - Downstream from property
  - SUMMARY: The aquatic life use is considered fully supporting based on conventional and toxics parameter data. There are insufficient E. coli data to assess the recreation use. The wildlife use is considered fully supporting. The fish consumption use was not assessed.

DEQ Water Quality



# VIRGINIA WATERS & Wetlands



## Statement – other interested parties

- **Supporting Statements**
- **Opposing Statements**

3 minutes each

## Required Findings Overview (Staff) Section 118-6-6

☐ Staff evaluated the request under **CBPO §118-6-6** using:

- DCR guidance
- Site constraints
- WQIA analysis
- Comparable past cases

*Staff's conclusions are based solely on the proposed pool and do not consider whether construction has been completed*

☐ Tools used in the analysis:

- Impervious Area Analysis → *Comparative Assessment based on footprint of impervious areas on the lot compared with neighboring lots within 500 ft radius*
- RPA Buffer Impact Analysis → *Comparative Assessment based on state land use classification of RPA (turf, impervious and Forested area within RPA) on the lot compared with neighboring lots within 500 ft radius*
- Virginia Runoff Reduction Method (VRRM) → *Assessment based on Redevelopment VRRM Spreadsheet to evaluate the project determent/required pollutant load reductions.*
- Buffer Restoration Plan → *Assessment of the proposed buffer restoration in terms of density and contiguity of proposed buffer and its conformance with PFM Table 12-13B.*
- Alternative layout and site constraints → *Assessment based on site/parcel orientation, setback requirements if the proposed encroachments could be located outside RPA to minimize disturbance to the extent possible.*

*While the criterions under 188-6-6 could be highly subjective the intent is to adopt consistent metric tools to ensure equity, consistency and fairness while maximize efforts to protect the RPA buffer*

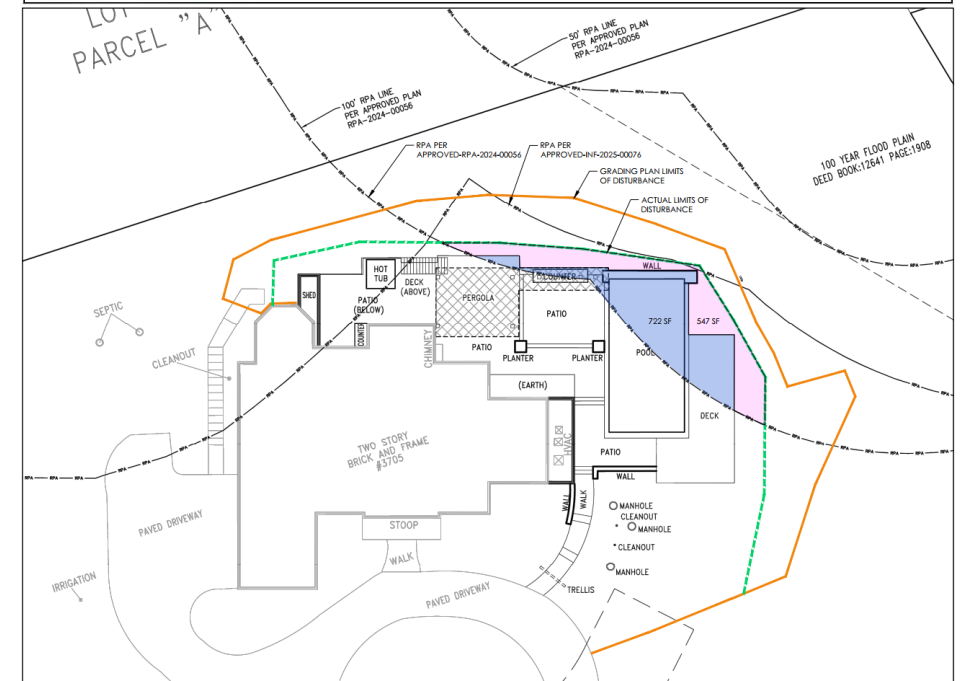
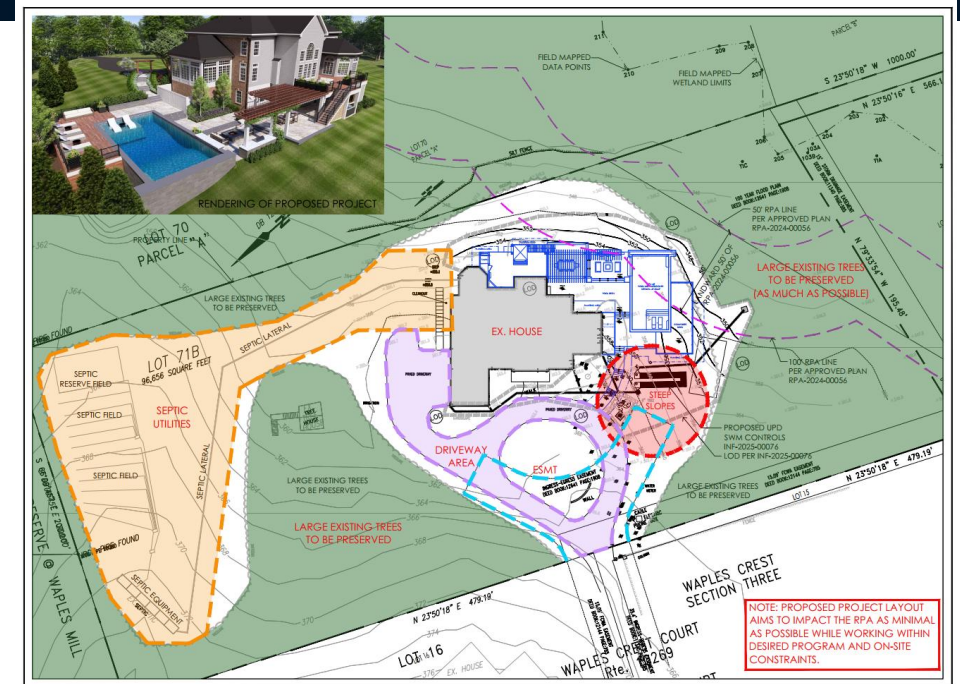
# Position of the Director (Staff) Section 118-6-6 FINDING (A): MINIMUM NECESSARY TO AFFORD RELIEF

## □ Key Points:

- Alternative Pool Location & Site Constraints:
  - Septic Field and utilities limit's location on western side yard
  - Steep slopes limits location on front yard
  - Location Avoids Forested areas and sensitive features
- Majority of Improvements located outside the RPA
- RPA disturbance Reduced from 1,970 sq. ft. (proposed) to 1,269 sq. ft. (as-built)
- 50 ft seaward buffer preserved with no encroachment

## □ Staff Finding:

- ✓ The exception is the minimum necessary to afford reasonable use



# Position of the Director (Staff) Section 118-6-6 FINDING (B): NO SPECIAL PRIVILEGES

## ❑ Comparison to Past Cases:

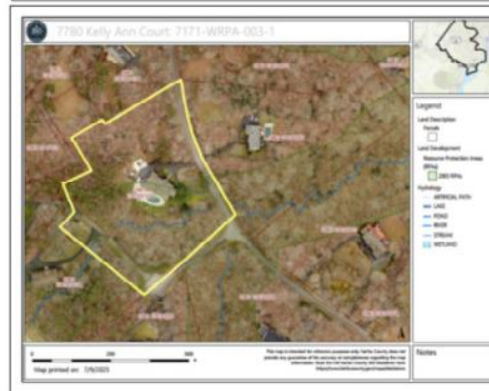
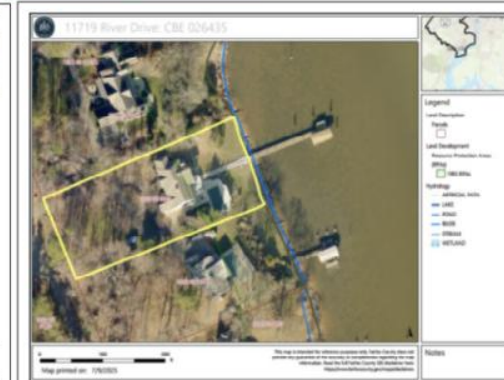
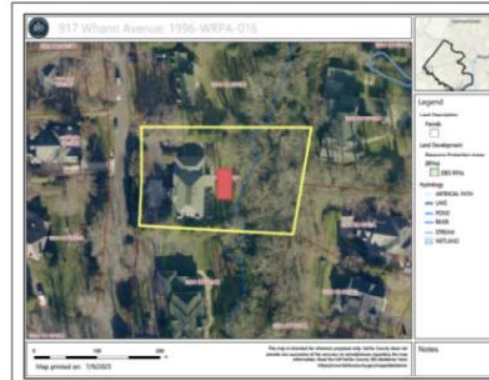
- 7 comparable RPA pool cases reviewed
- 5 approved/2 denied
- Approved cases included impact greater than 6,000 sq. ft.
- Denied cases contain encroachment within 50 ft seaward buffer
- The project impacts 722 sq. ft. of impervious area and no encroachment within 50 ft seaward RPA buffer.

## ❑ Staff Finding:

- ✓ Consistent with Prior approvals
- ✓ No special privilege granted

Comparison with Previous Cases that are Similarly Situated

Street Address	WRPA	Code	Description	Requested Impervious Area within RPA	Decision	Date
917 Whann Avenue	1996-WRPA-016	118-6-8	Swimming pool within RPA	998	Denied	7-Sep-22
9407 Wooded Glen Avenue	5255-WRPA-003-1	118-6-8(a)	Expand pool deck and add an outdoor barbeque surface and spa	2940	Denied	6-Oct-21
908 Mackall Avenue	1996-WRPA-015-3	118-6-9	construct a pool area with a spa, pervious paver patio	6844	Approved	6-Mar-19
7780 Kelly Ann Court	7171-WRPA-003-1	118-6-8(a)	Construction of a swimming pool with concrete patio	2425	Approved	7-Feb-18
9480 Coral Crest Lane	9030-WRPA-003-1	118-6-8	Construct a pool, spa, and surrounding stone patio	996	Approved	2-Dec-09
7464 Cross Gate Lane	24834-WRPA-001-1	118-6-8	Swimming pool within RPA	500	Approved	7-May-07
11719 River Drive	CBE 026435	118-6-9	Swimming pool within RPA	586	Approved	2-Jun-04
3705 Waples Crest Court	WAIV-2025-00192	118-6-8	portion of swimming pool and patio	722	TBD	



Position of the Director (Staff) Section 118-6-6

FINDING (c): NO SUBSTANTIAL DETRIMENT TO WATER QUALITY

**Water Quality Protections:**

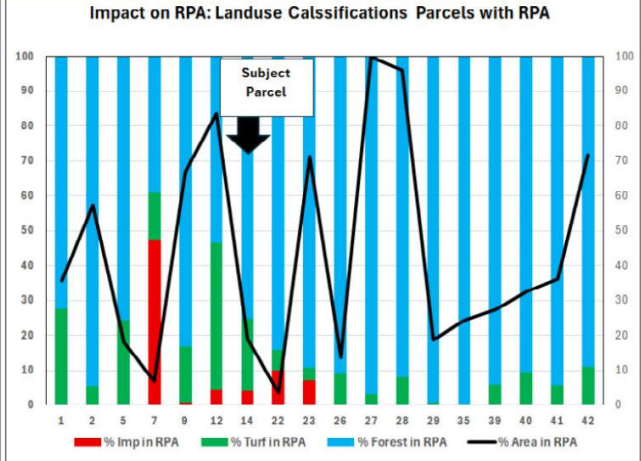
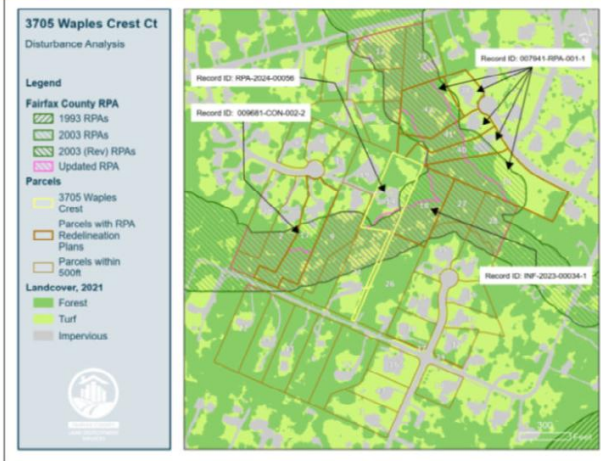
- WQIA demonstrates **no net pollutant load increase**
- RPA restoration and revegetation provided
- Post-Developed RPA conditions: 75% Forest, 21% Turf & 4% impervious → Comparable to neighboring parcels
- Underground detention vault sized to mitigate the impact of 10-yr storm is Provided.

**Staff Finding:**

- ✓ Proposal is in harmony with CBPO intent
- ✓ No substantial water quality impact

RPA Disturbance Analysis

Label Number	Parcel Identification Number	Total Parcel Area (sqft)	Resource Protection Area		Impervious Surface Area		Forest Area		Turf Area		Land Cover within RPA		
			Total RPA Area (sqft)	% Area RPA	Total Impervious Surface Area (sqft)	Total Impervious Surface Area in RPA (sqft)	Total Forest Area (sqft)	Total Forest Area in RPA (sqft)	Total Turf Area (sqft)	Total Turf Area in RPA (sqft)	% Imp within RPA	% Turf within RPA	% forested within RPA
1	0464 07 0001A	58985	21017	36	6965		34407	15264	17601	5795	0	28	72
2	0464 12 0013	86657	49655	57	12428	8	58138	47016	16095	2635	0	5	95
5	0464 01 0022B	58082	10505	18	4579		39842	7935	13664	2549	0	24	76
7	0462 14 0003	52905	3614	7	10186	1711	15350	1408	27369	491	47	14	39
9	0464 12 0016	109759	73436	67	9870	389	72363	60999	27512	11986	1	16	83
12	0462 14 A	63076	52647	83	3851	2263	35087	28159	24115	22184	4	42	54
14	0464 02 0071B	97730	18514	19	12406	722	60389	14012	25593	3853	4	21	75
22	0464 02 0080	75673	2714	4	6085	278	61940	2357	7657	168	10	6	84
23	0462 01 0023F	74176	52888	71	8144	3789	61523	47192	4542	1882	7	4	89
26	0464 02 0070	112337	15438	14	5344		93405	14049	13586	1379	0	9	91
27	0464 15 C	48620	48621	100	0		47147	47147	1457	1457	0	3	97
28	0464 15 D	54062	51903	96	0		49827	47670	4240	4235	0	8	92
29	0464 15 0004	49955	9390	19	7955		28682	9334	13312	65	0	1	99
35	0464 15 0003	63923	15515	24	15604		32623	15530	15710		0	0	100
39	0464 22 B	148509	40593	27	16		75894	38164	72608	2427	0	6	94
40	0464 22 0009	55926	18132	32	8819		31432	16398	15677	1731	0	10	90
41	0464 22 0008	60472	21830	36	7329		39486	20625	13668	1224	0	6	94
42	0464 22 A	93864	67367	72	0		80159	59959	13697	7427	0	11	89



# Position of the Director (Staff) Section 118-6-6 FINDING (D): NOT SELF-CREATED

C.3.4 Impervious Area Analysis Based Percentage total Lot Imperviousness

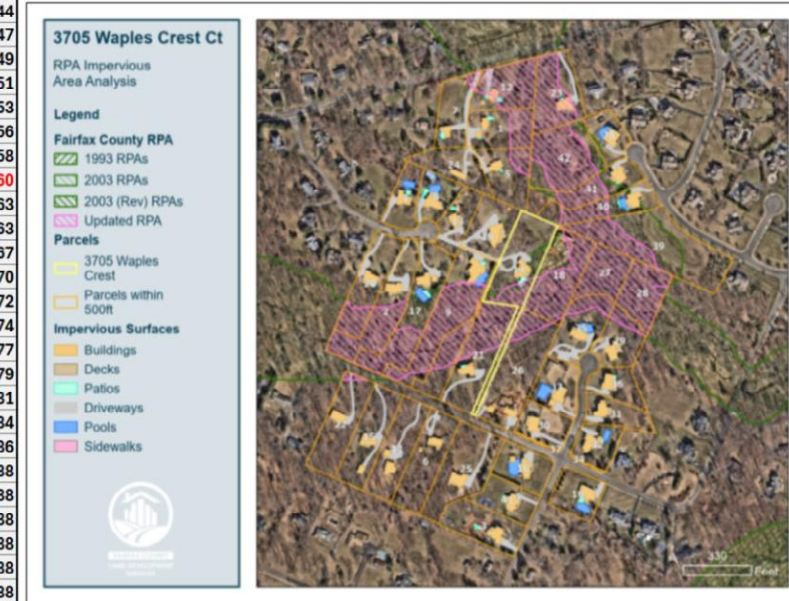
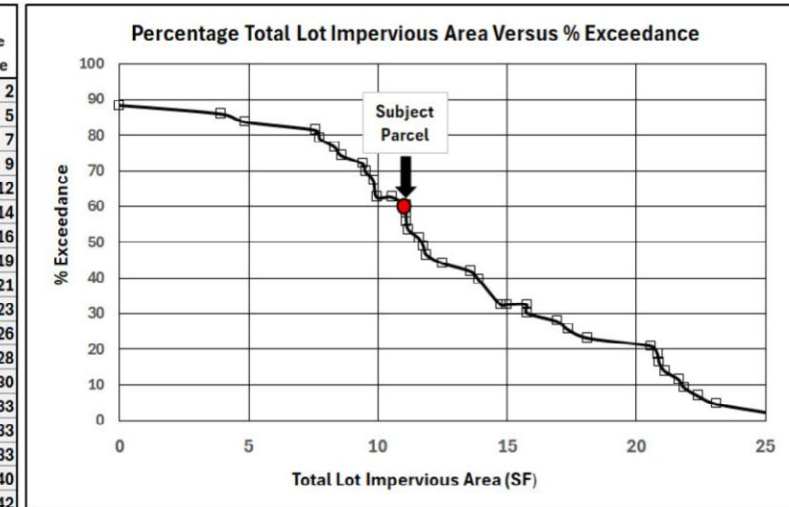
Key Considerations:

- RPA designation adopted after lot recordation
- Total Impervious coverage: 11.1% (relatively low compared to other parcels within neighborhood);
- Existing house, septic system, and slopes pre-date RPA

Staff Finding:

- ✓ Need for Exception is **not self-created**

Parcel Identification Number	Total Parcel Area (SF)	% Impervious Area (SF)	Rank	Percentage Exceedance
0464 12 0010	38408.96	25.0	1	2
0464 02 0085A	48200.94	23.1	2	5
0464 15 0003	63922.98	22.4	3	7
0464 15 0002	49344.75	21.8	4	9
0464 02 0055A	44072.36	21.6	5	12
0464 22 0007	36573.78	21.1	6	14
0464 12 0011	39787.01	20.9	7	16
0464 12 0009	39484.74	20.8	8	19
0464 15 0007	39792.46	20.6	9	21
0462 14 0003	52905.39	18.1	10	23
0464 15 0005	37321.56	17.4	11	26
0464 15 0001	40162.62	16.9	12	28
0464 12 0015	97400.25	15.8	13	30
0464 15 0006	38981.96	15.8	14	33
0464 02 0086C	45548.25	15.0	15	33
0464 22 0009	55925.85	14.8	16	33
0464 15 0004	49954.85	13.9	17	40
0464 02 0081	74451.22	13.6	18	42
0464 12 0014	71298.86	12.5	19	44
0464 02 0082	73186.41	11.9	20	47
0462 01 0023F	74175.53	11.8	21	49
0464 02 0086B	62524.57	11.6	22	51
0464 12 0012	99287.69	11.2	23	53
0464 07 0001A	58984.53	11.1	24	56
0464 12 0013	86657.06	11.1	25	58
<b>0464 02 0071B</b>	<b>97730.02</b>	<b>11.1</b>	<b>26</b>	<b>60</b>
0464 12 0016	109758.58	10.5	27	63
0464 22 0008	60471.66	10.0	28	63
0464 07 0002	50074.75	9.8	29	67
0462 14 A	63075.69	9.5	30	70
0464 02 0084	94192.32	9.4	31	72
0464 02 0071A	91336.32	8.6	32	74
0464 02 0080	75672.53	8.3	33	77
0464 02 0083	75831.20	7.8	34	79
0464 01 0022B	58081.93	7.6	35	81
0464 02 0070	112336.63	4.9	36	84
0464 15 A	1482.74	3.9	37	86
0464 02 0070A	87612.84	0.0	38	88
0464 15 C	48620.48	0.0	39	88
0464 15 D	54062.22	0.0	40	88
0464 15 B	1169.62	0.0	41	88
0464 22 B	148508.59	0.0	42	88
0464 22 A	93863.93	0.0	43	88



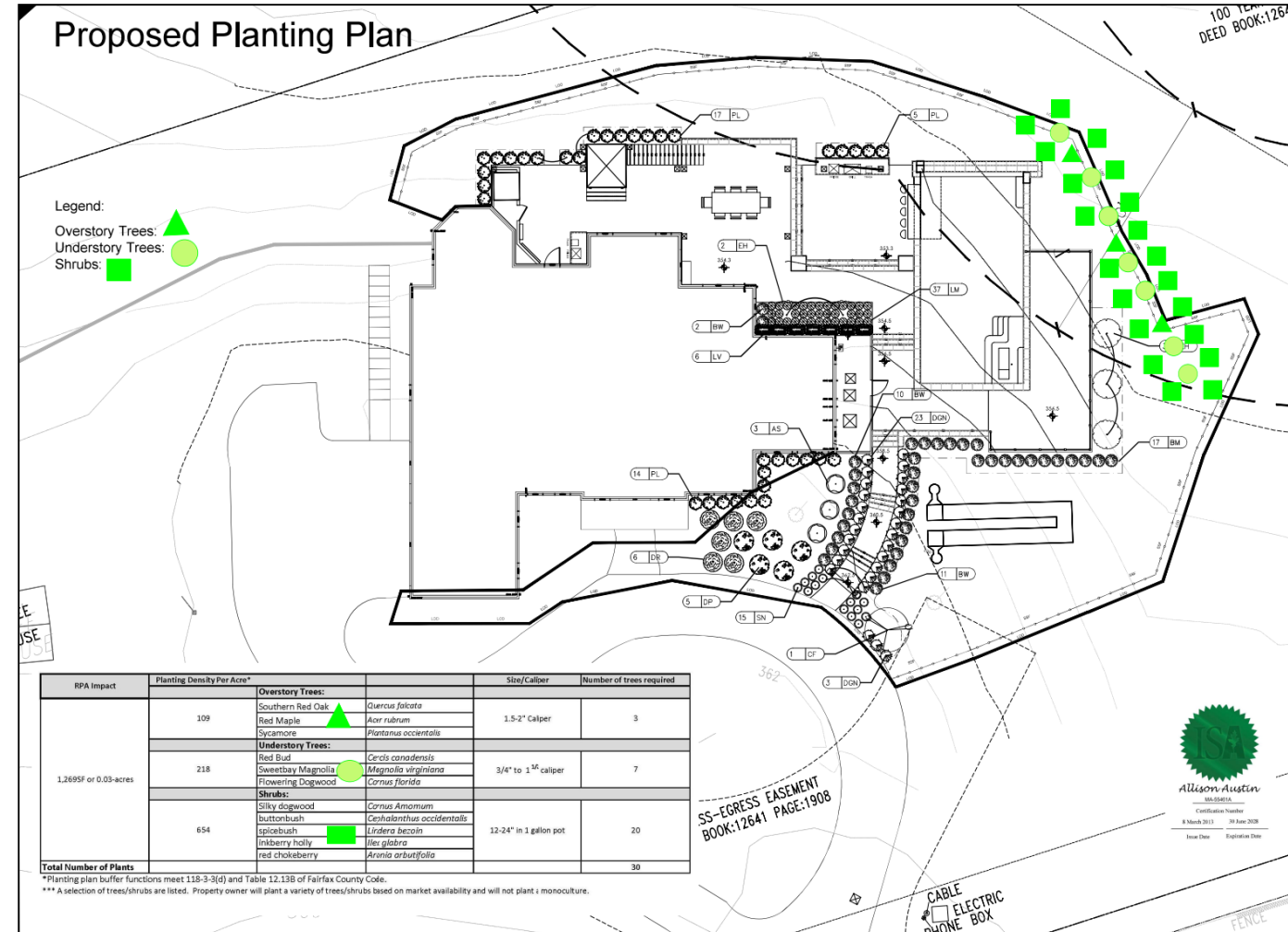
# Position of the Director (Staff) Section 118-6-6 FINDING (E): ADEQUATE CONDITIONS & MITIGATION

## ☐ Mitigation Measures:

- RPA Revegetation:
  - 3 overstory trees
  - 7 understory trees
  - 20 shrubs
- Meets PFM Table 12-13B.
- Stormwater routed to underground detention
- Forest conservation Branch approval received.

## ☐ Staff Finding:

- ✓ Conditions are reasonable, enforceable, and protective



## STAFF CONCLUSION: Required Findings

- All CBPO required findings satisfied
- Environmental impacts minimized and mitigated
- Restoration plan meets County standards

## STAFF RECOMMENDATION: APPROVAL

- Subject to proposed conditions (Attachment A)

# Position of the Director – Summary of Attachment A

## ☐ General Conditions

- Exception **runs with the land**, is **non-transferable**, and applies only to the approved plat (“WQIA RPA Map,” Pristine Acres, April 2025).
- Conditions are **binding on current and future owners** and must be **recorded within 180 days** of approval.
- Approval is limited to the specific structures and uses shown on the approved plans.
- Exception expires January 7, 2028.

## ☐ Required Plan Revisions & Restoration

- Submit a revised INF plan (INF-2025-00076) with a full RPA buffer landscaping plan for SDID approval. Restore 1,269 sq. ft. of RPA buffer within existing turf:
  - 3 overstory trees
  - 7 understory trees
  - 20 shrubs
- Planting must:
  - Be supervised by a certified arborist
  - Use native/adaptable species
  - Be randomly distributed with even spacing
  - Avoid impacts to existing easements
  - Preserve existing indigenous vegetation where feasible

# Rebuttal by the Applicant

3 minutes

# Surrebuttal by Staff

2 minutes



# Close Public Hearing

Committee discussion

Motion

Vote