



Resource Protection Area Exemption/Exception Request Coversheet

(Does not require a Public Hearing)



Site Development and Inspections Division
Fairfax County Land Development Services
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Phone: 703-324-1720, TTY 711
www.fairfaxcounty.gov/landdevelopment

Associated Plan #: _____ Exception #: _____

Project Name: _____ Magisterial District: _____

Project Address: _____ Tax Map #: _____

Applicant Name: _____ Owner Developer Agent Engineer

Mailing Address: _____ City, State, ZIP: _____

Phone Number: _____ Email Address: _____

Please Check All Sections That Apply

CHECK	COUNTY CODE REFERENCE	EXEMPTION/EXCEPTION/SUBMISSION DESCRIPTION
	§118-2-1	<p>Allowed Use – Uses and structures allowed in the RPA (water-dependent development, redevelopment, non-exempted roads and driveways, flood control and stormwater management facilities) \$0 Review Fee</p> <ul style="list-style-type: none"> • Include a Water Quality Impact Assessment (WQIA) Application with this form and a “Letter of Justification” describing compliance with the criteria in §118-2-1. • While submission of this form is not required for uses allowed under §118-2-1, WQIA Application must be submitted either separately or as part of the site plan, subdivision plan, or grading plan. • See Technical Bulletin 06-07 for “WQIA for Water Dependent Development”.
	§118-3-3(d)	<p>Buffer Area – (Request to remove vegetation) Applies to site lines, general woodlot management, habitat management or other authorized uses \$0 Review Fee</p> <ul style="list-style-type: none"> • Include a “Letter of Justification” describing compliance with the criteria in §118-3-3(d), along with this form. • Use this form when amount, nature and/or extent of vegetation removal exceeds the limit for the “Removal of Vegetation in a Resource Protection Area Application Form”. • WQIA Application is not required.
	§118-5-1	<p>Exemption – Nonconforming uses and structures \$0 Review Fee</p> <ul style="list-style-type: none"> • Include a “Letter of Justification” describing compliance with the criteria in §118-5-1 along with this form. • WQIA Form is not required. Submission of this form is optional.
	§118-5-2	<p>Exemption – Public utilities, railroads, public roads, and facilities \$0 Review Fee</p> <ul style="list-style-type: none"> • Include a “Letter of Justification” describing compliance with the criteria and additional conditions in accordance with §118-5-2 along with this form. • WQIA Form is not required. Submission of this form is optional.

CHECK	COUNTY CODE REFERENCE	EXEMPTION/EXCEPTION/SUBMISSION DESCRIPTION
	§118-5-3	<p>Exemption - Water wells, site amenities for passive recreation (e.g., access paths), historic preservation, and archeological activities. \$0 Review Fee</p> <ul style="list-style-type: none"> • Include a “Letter of Justification” describing compliance with the criteria listed in §118-5-3 along with this form. • WQIA Form is not required. Submission of this form is required.
	§118-5-4(a)	<p>Exception - Loss of buildable area in RPA for lots recorded prior to October 1, 1989, where encroachment (i.e., limits of clearing and grading) does not extend into the seaward 50' of the RPA buffer area. \$204 Review fee per lot + \$432 Fee for WQIA.</p> <ul style="list-style-type: none"> • Include the “Water Quality Impact Assessment Application”, proposed grading plan, this form with a “Letter of Justification” describing compliance with the criteria listed in §118-5-4 and supporting documentation.
	§118-5-4(b)	<p>Exception - Loss of buildable area in RPA for lots recorded between October 1, 1989, and November 17, 2003, where encroachment (i.e., limits of clearing and grading) does not extend into the seaward 50' of the RPA buffer area. \$204 Review Fee per lot + \$432 Review Fee for WQIA.</p> <ul style="list-style-type: none"> • Include the “Water Quality Impact Assessment Application”, proposed grading plan, this form with a “Letter of Justification” describing compliance with the criteria listed in §118-5-4 and supporting documentation.
	§118-5-5(a)	<p>Exception – Minor additions in RPA (does not include accessory structures/uses) to houses that were established (RUP issued) prior to July 1, 1993. \$204 Review Fee per lot + \$432 Review Fee for WQIA.</p> <ul style="list-style-type: none"> • Include the “Water Quality Impact Assessment Application”, proposed grading plan, this form with a “Letter of Justification” describing compliance with the criteria listed and §118-5-5(a) and 118-5-5(c), and supporting documentation. • Use this form only when the proposed land disturbance is greater than 2,500 square feet, otherwise use the “Chesapeake Bay Preservation Ordinance Exception Request Form and Water Quality Impact Assessment for Minor Additions” Form for minor additions.
	§118-5-5(b)	<p>Exception – Minor additions in RPA (does not include accessory structures/uses) to houses that were established (RUP issued) between July 1, 1993, and November 17, 2003. \$204 Review Fee per lot + \$432 Review Fee for WQIA.</p> <ul style="list-style-type: none"> • Include the “Water Quality Impact Assessment Application”, proposed grading plan, this form with a “Letter of Justification” describing compliance with the criteria listed and §118-5-5(b) and 118-5-5(c), and supporting documentation. • Use this form only when the proposed land disturbance is greater than 2,500 square feet, otherwise use the “Chesapeake Bay Preservation Ordinance Exception Request Form and Water Quality Impact Assessment for Minor Additions” Form for minor additions.

LETTER OF JUSTIFICATION ATTACHED

Address how approval of the proposed encroachment within the RPA satisfies the applicable qualifications and criteria. (For example, for Loss of buildable area refer to [§ 118-5-4](#) or Minor additions see [§ 118-5-5\(a or b\)](#) and [§ 118-5-5\(c\)](#)). In addition, this letter may be used to describe and add any other information that is relevant to the application.

[WATER QUALITY IMPACT ASSESSMENT](#) (WQIA) APPLICATION ATTACHED (\$432 Review Fee (for non-bonded lots); \$1,652.40 Review Fee (for bonded lots))

WQIA is required for **any land disturbance, development or redevelopment within the RPA unless exempt pursuant to Article 5**. Include [WQIA Application](#) with letter of justification or plan. Include all elements per CBPO § 118-4-3 and [Technical Bulletin 20-02](#)

APPLICANT/AGENT SIGNATURE: _____ DATE: _____

Submit the applicable form and all required documentation through our online permitting portal. For instructions on electronic plan submission and ePlans processes, visit www.fairfaxcounty.gov/plan2build/eplans.