

# 6630 Holland Street McLean, Virginia

RESOURCE PROTECTION AREA (RPA) ENCROACHMENT EXCEPTION #129-WRPA-005-1 &  
WATER QUALITY IMPACT ASSESSMENT #129-WQ-001-3

SECTION 118-6-9, GENERAL RESOURCE PROTECTION AREA ENCROACHMENT REQUEST

APPLICANT REPRESENTED BY TNT ENVIRONMENTAL, INC.





# Project Discussion

- ▶ Notice of Violation (# 201803030) issued on 3/6/2019 for 1,042 SF of RPA disturbance associated with an unpermitted patio and masonry grill.
- ▶ This application proposes to remove approximately 331 SF of patio and install 2 planter boxes to increase water quality leaving the site.
  - ▶ Approximately 750 SF of the patio are proposed to remain.
- ▶ The fire pit will also be removed.





# Project History

- ▶ The existing primary structure, asphalt driveway, and wood deck located within the RPA was approved to be built in 2004 by Fairfax County (129-INF-004-3).
  - ▶ An associated RPA plan was approved with the 2004 grading plan (129-WRPA-001-1).
- ▶ Construction of the existing two-story house and deck was completed in 2006. The associated plantings and mitigation proposed for the approved 2004 RPA encroachment can be seen in the 2007 aerial photograph.
  - ▶ The approved 2004 plans came off bond on May 18, 2007, according to Fairfax County's LDS Net.





# Project History (2007 v 2009)

- ▶ Per historic aerial imagery, vegetation removal (~3,444 SF) in the RPA occurred on the property between 2007 and 2009. This vegetation removal was completed by the previous owner(s) of the property, Stuart and Regina Solomon who purchased the property in 2006.



2007 Aerial Per Fairfax County JADE



2009 Aerial Per Fairfax County JADE



ENVIRONMENTAL



# Project History (2017 v 2019)

- ▶ Mr. and Mrs. Bergoglio (the applicants) purchased the property in January 2016.
- ▶ Additional vegetation (2,684 SF) removal and the construction of the existing patio and grill in the RPA occurred between 2017 and 2019 associated with the Notice of Violation received by the applicants



2017 Aerial Per Fairfax County JADE



2019 Aerial Per Fairfax County JADE



# Project History (Impervious Area)

## Summary: Impervious Area Analysis Tabulation

| Description  | 2002<br>Conditions*<br>(RPA<br>Establishment) | 2004<br>Conditions<br>(Approved<br>Plans) | 2019<br>Conditions<br>(Existing) | Proposed<br>Conditions | Change in<br>Impact<br>(2019 vs.<br>Proposed) | Change in<br>Impact<br>(2002 vs.<br>Proposed) |
|--|---|---|----------------------------------|------------------------|---|---|
| Total Lot Impervious Area<br>(S.F.)                | 2,450   | 7,825                                     | 10,248                           | 9,917                  | -331  | 7,467   |
| Total Impervious Area in RPA<br>(S.F.)             | 2,120   | 3,842                                     | 5,398                            | 5,067                  | -331  | 2,947   |
| Impervious Area within<br>Seaward 50 ft RPA (S.F.) | -   | -   | 100 (Portion<br>of Patio)        | 0                      | -100  | -   |

\*These totals are approximate and were calculated using the 2002 aerial. There is no available 2003 aerial when the RPA was established onsite. The driveway was not visible in the available aerial and has not been included.

# Project History (Impervious Area cont'd)

## Detailed Breakdown: Impervious Area Analysis Tabulation

| Description                               | 2002<br>Conditions*<br>(RPA<br>Establishment) | 2004<br>Conditions<br>(Approved<br>Plans) | 2019<br>Conditions<br>(Existing) | Proposed<br>Conditions | Change in<br>Impact<br>(2019 vs.<br>Proposed) | Change in<br>Impact<br>(2002 vs.<br>Proposed) |
|---|---|---|----------------------------------|------------------------|---|---|
| Primary Structure Footprint (S.F.)        | 2,070   | 4,252                                     | 4,252                            | 4,252                  | 0   | 2,182   |
| Primary Structure Footprint in RPA (S.F.) | 1,740   | 3,303                                     | 3,303                            | 3,303                  | 0   | 1,563   |
| Total Deck (S.F.)                         | 380   | 0   | 475                              | 475                    | 0   | 95  |
| Total Deck in RPA (S.F.)                  | 380   | 0   | 475                              | 475                    | 0   | 95  |
| Total Paver Patio (S.F.)                  | 0   | 0   | 1,081                            | 750                    | -331  | 750   |
| Total Paver Patio in RPA (S.F.)           | 0   | 0   | 1,081                            | 750                    | -331  | 750   |
| Total Driveway (S.F.)                     | -   | 3,420                                     | 4,287                            | 4,287                  | 0   | -   |
| Total Driveway in RPA (S.F.)              | -   | 490                                       | 490                              | 490                    | 0   | -   |
| Total Wall & Walkway (S.F.)               | 0   | 153                                       | 153                              | 153                    | 0   | 153   |
| Total Wall & Walkway in RPA (S.F.)        | 0   | 49  | 49                               | 49                     | 0   | 49  |

\*These totals are approximate and were calculated using the 2002 aerial. There is no available 2003 aerial when the RPA was established onsite. The driveway was not visible in the available aerial and has not been included.





# Staff Report Discussion

- ▶ The potential wetland noted on the adjacent property is not a wetland. There is no dominance of hydrophytic vegetation. American beech (Facultative Upland Plants (FACU)), white oak (FACU) and Japanese honeysuckle (FACU) are shown to dominate this area. No hydric soils were observed (10YR 4/4 from 0-14”).
- ▶ The applicant has no issue providing the requisite data demonstrating the lack of wetlands in this location.





# Staff Report Discussion (cont.)

- ▶ TNT agrees with staff's discussion regarding the required findings per Section 118-6-6 and the additional findings in Section 118-6-9.



View of portion of patio to be removed



View of portion of patio to be removed