

**CHESAPEAKE BAY PRESERVATION ORDINANCE
EXCEPTION REQUEST FORM AND WATER QUALITY IMPACT ASSESSMENT FOR
MINOR ADDITIONS**

Building Permit #: 182120021 Exception #: 129-WRPA-003-1
 Tax Map #: 0212 02 0006 District: Dranesville
 Owner Name(s): Teseo Bergoglio & Maria Parini
 Property Street Address: 66304 Holland St

Project Information:

- ☒ Attach copy of house location plat showing proposed construction
☒ Description of work (e.g. build deck over existing lawn area; build 2 story additions with garage...)

Spiral Staircase

- ☐ Resource Protection Area (RPA) boundary and date of house construction (select one below)
☐ 1993 RPA ☐ 2003 RPA ☐ Year Built: 2006
☐ House constructed prior to July 1, 1993 (1993 RPA or 2003 RPA) [§118-5-5(a)]
☐ House constructed between July 1, 1993 and November 17, 2003 (2003 RPA) [§118-5-5(b)]

- ☐ Has an exception for a minor addition been granted at any time in the past for this property?

☒ No

☐ Yes, Exception # / date _____

- ☐ Cumulative impervious area in RPA for all for minor addition exceptions < than 1,000 sq. ft. or 2 % of lot area up to 2,500 sq. ft.?

Lot Area (sq. ft.) 41,500 Lot Area (sq. ft.) x 0.02 = 830

- ☐ Area of new attached deck: sq. ft. 16 ☒ Pervious ☐ Impervious
 [Count as impervious area if water cannot pass through the deck to a pervious surface (e.g. lawn).]

- ☐ Area of new addition (sq. ft.) = sum all impervious areas:

X6 Area of new addition
 _____ Area of new attached deck (impervious)
 _____ Area added under prior exception (Exception # _____)
X6 Subtotal
0 Subtract the area of any existing impervious surfaces to be removed and replaced with
 pervious surfaces and any existing impervious surfaces over which the new addition or
 impervious deck is placed (include in description of work)
X6 **Net cumulative impervious area in RPA**

Is the proposed project eligible for a "Minor Additions" exception?

☒ Yes (continue) ☐ No (STOP)

The proposed project is not eligible for a "Minor Additions" exception if:

- ☐ The project is located in a 1993 RPA and the house was constructed after June 30, 1993;
☐ The project is located in a 2003 RPA and the house was constructed after November 17, 2003; or
☐ The proposed addition creates a total cumulative impervious area for all minor additions that is greater than the larger of 1,000 sq. ft. or 2% of the lot area (up to a maximum of 2,500 sq. ft.).

For further information, contact a stormwater engineer in Site Development and Inspections Division, Herrity Building - 5th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by phone: 703-324-1720, TTY 711.

Water Quality Impact Assessment:

(a) Display the boundaries of the RPA (check one):

- ☐ RPA boundary shown on house location plat ☐ CBPA map attached with lot identified
☒ Other Map (describe) GEM

- (b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems.

Copy of house location plat showing proposed construction attached ☒ Yes ☐ No

Is any clearing or grading proposed other than removal of existing lawn, patio, or maintained landscaping?

☐ Yes ☒ No

If the answer is yes, describe the vegetation to be removed (e.g. number, size, and type of trees or area of woods). _____

Disturbed Area - In determining the disturbed area, add a 10 foot perimeter to the footprint of the addition on the sides that do not touch the existing house. Also include a 10 foot wide access path from the disturbed area of the addition to the street or driveway.

Proposed Work	Disturbed Area in RPA (sq. ft.)	Disturbed Area Outside of RPA (sq. ft.)	Total Disturbed Area (sq. ft.)
Addition	336		336
Construction Access			
New Drainfield (if required)			
New Utility Connections (if required)			
Totals	336		336

*Is the total of all disturbed areas > 2,500 sq. ft.?

☐ Yes (STOP - a grading plan is required) ☒ No (continue)

- (c) Provide justification for the proposed encroachment into and/or impacts to the RPA.

Can you reasonably avoid locating the addition in the RPA?

☐ Yes (STOP) ☒ No (continue)

If no, briefly describe why it is not practical to locate the proposed encroachment outside of the RPA. (e.g. entire lot located in RPA, house has RPA on all sides, location outside of RPA would not meet minimum yard setbacks, existing utility easements constrain location, etc.) Most of house is in RPA

- (d) Describe the extent and nature of any proposed disturbance or disruption of wetlands. _____

I hereby certify that the information provided above is true and correct to the best of my knowledge and request an exception to the requirements of the Chesapeake Bay Preservation Ordinance under Section 118-5-5, Minor Additions, to be allowed to construct the addition shown on the attached plat/grading plan.

Applicant Name (Print) Barbara Cae ☐ Owner ☐ Contractor ☒ Other
Signature: [Signature] Date: 7/31/18 Phone: 703-213-0377

Pro-Rata Share Computation and Approval Information -- For County Use Only

New Impervious Area _____ (ft²) / 43,560 ft²/ac. x Rate _____ (\$ per acre) = \$ 0

(Pro-Rata Share is not required for attached decks constructed over existing maintained areas where rainfall is allowed to pass through the deck and no additional impervious area is created.)

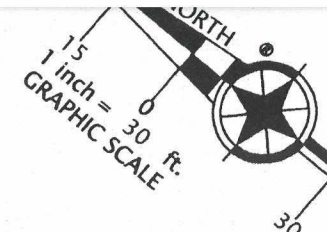
Exception No. 29-mrpa-003 ☒ § 118-5-5(a) ☐ § 118-5-5(b)

[Include exception no. and code reference on Building Permit application.]

No review fee required for exception or WQIA

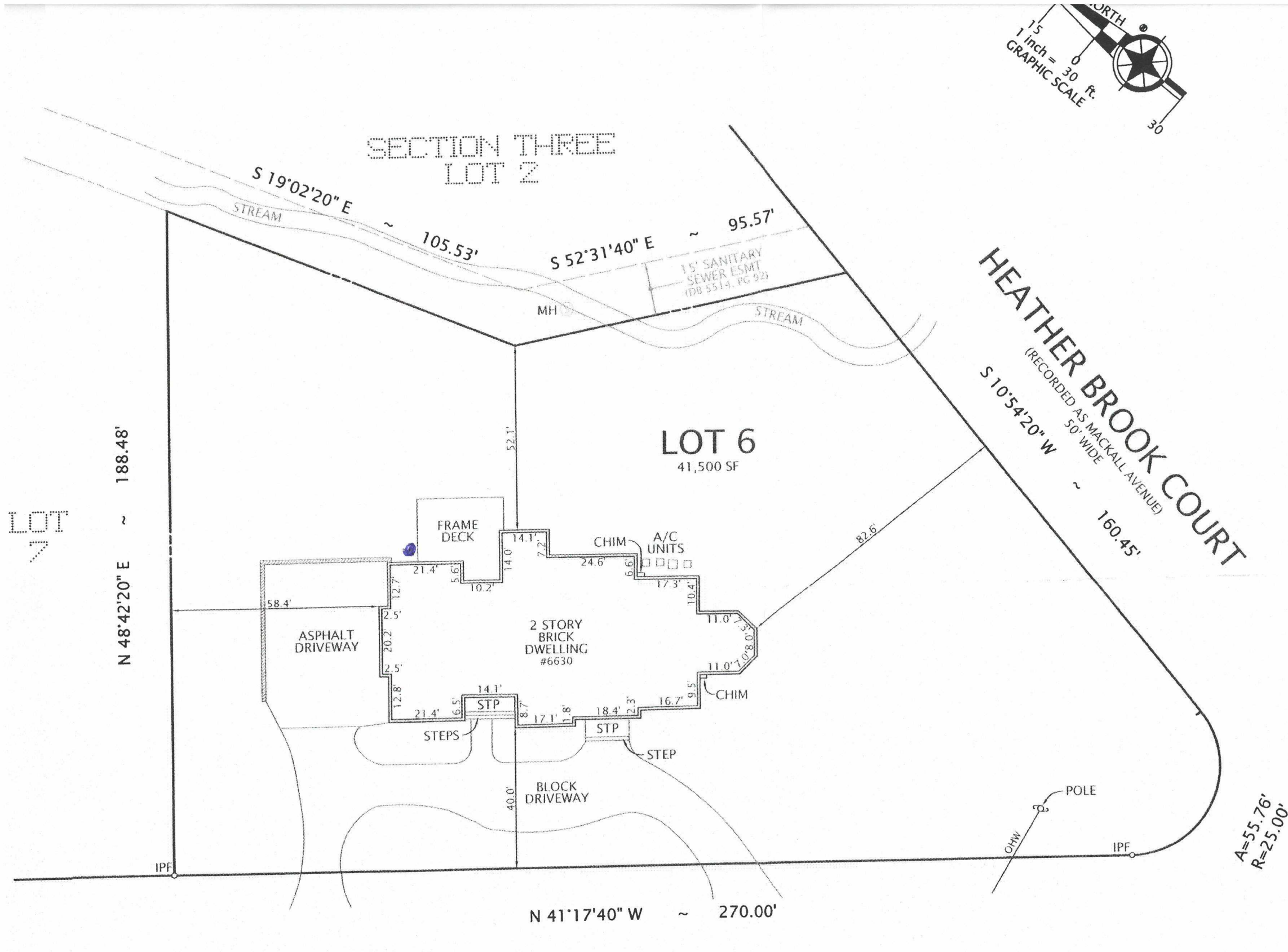
Recommended for approval by:

WQIA Reviewer - SDID (Print name) _____ (Signature) _____ Date: _____
Approved by: [Signature] Date: 7/31/18
Customer and Technical Support Center



NOTE:
NO Construction
Shall Encroach Into
County Easements
(Ground or Air Space)

Total earth disturbance on this lot shall
not exceed 2500 sq. ft. - Earth
disturbance in excess of 2500 shall
constitute a violation and require the
submission of a grading plan.

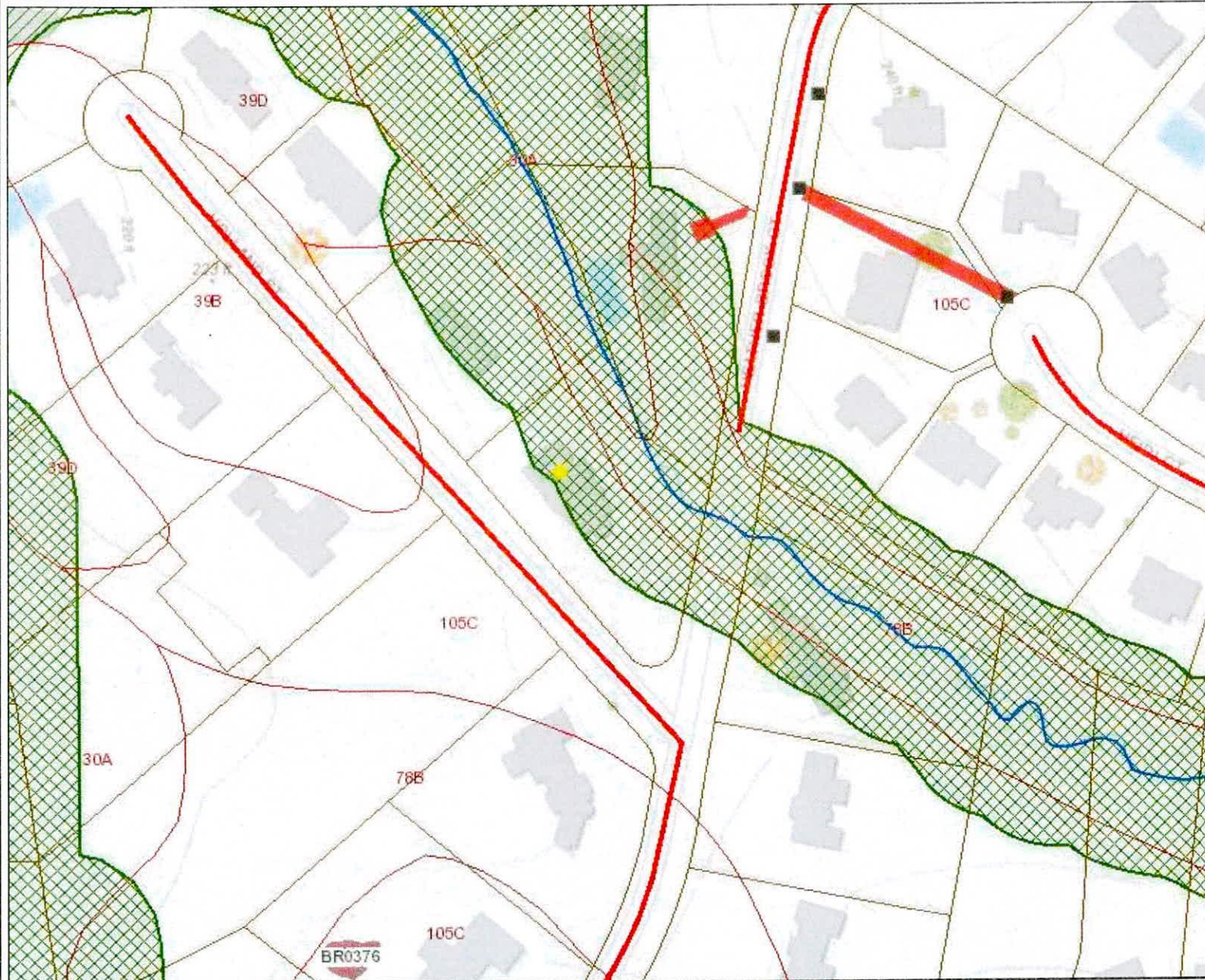


HOLLAND STREET
50' WIDE ~ STATE ROUTE #1167

PLAT
SHOWING HOUSE LOCATION ON
LOT 6, SECTION 4
LANGLEY FOREST
(DEED BOOK 918, PAGE 86)
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT
SCALE: 1" = 30' JANUARY 11, 2016



Map Title



0 0.07 0.1 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



Legend

Parcels

Roadway Maintenance Responsibility

- Virginia Department of Transportation
- Private
- Metropolitan Washington Airports Authority
- Municipal (Fairfax City, Town of Herndon)
- Federal
- Fairfax County Department of Public Works
- Fairfax County Park Authority
- Fairfax County Public Schools

Fairfax County Border

Stormwater Structures

- Other Type
- Bilco Door
- Bioretention
- Control Structure
- Curb Inlet
- Dry Pond
- Farm Pond
- Grate Inlet
- Inlet
- Junction Box
- MS4 Outfall
- MS4 Piped Discharge

Notes:

Map produced: 7/31/2018

PERMIT APPLICATION

Permit Application Center
12055 Government Center Parkway
Suite 230
Fairfax, Virginia 22035-5504
703-222-0801, TTY 711
www.fairfaxcounty.gov/buildingpermits



County use only

Fee

Building # 182120021 \$
Mechanical # _____ \$
Electrical # _____ \$
Plumbing # _____ \$
Fire # _____ \$
Appliance # _____ \$

Tax Map # 0212 02 0006

Parent # _____

Plan # W-18-4605**Job Location**

Street Address 6630 Holland St
Lot Number 6 Building _____ Floor _____ Suite _____
Tenant's Name _____ Subdivision Langley Forest Sec 4

Owner Information

Name Bergoglio, Teseo R & Parini, Maria C ☒ Owner ☐ Tenant
Address 6630 Holland St
City McLean State VA ZIP 22101
Phone 703-863-6770 Email _____

Contractor Information (see back for additional contractors)

Company Name Challenger Design Inc ☐ Same as Owner
Address 1601 Longfellow St Contractor ID # 310307
City McLean State VA ZIP 22101
Phone 703-356-6315 Email _____
State Contractor's License # 2705077446 County BPOL # 18-7831

Applicant Information (see back for additional applicants)

Name COE-Barbara Contact ID # 3074526
Address PO Box 477
City Fairfax State VA ZIP 22038
Phone 703-273-0397 Email _____

Designated Mechanics Lien Agent (residential only)

Name _____ ☒ None Designated
Address _____
City _____ State _____ ZIP _____
Phone _____ Email _____

Description of Work

3.7'X3.7' SPIRAL STAIRCASE ON EXISTING REAR DECK (12' MAX ELEV)

Estimated Cost \$ 1,500.00 House Type _____ Masterfile Number _____

I hereby certify that I have authority to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner, Master or Agent _____ Date _____

Printed Name Barbara Coe Title Agent

COUNTY USE ONLY

Licensing AK Date 7-31-18 Permit Issued _____ Date _____

ZONING517FAK