

9407 Wooded Glen Ave, Burke, VA

RPA ENCROACHMENT EXCEPTION #5255-WRPA-003-1 & WATER QUALITY IMPACT ASSESSMENT #5255-WQ-001-3
SECTION 118-6-8(A), EXCEPTIONS FOR ACCESSORY STRUCTURES

APPLICANT REPRESENTED BY TNT ENVIRONMENTAL, INC.



Project Discussion

- ▶ Notice of Violation issued for the site from DCC, not LDS (Chapter 118)
- ▶ Impervious surface and encroachment into the RPA with pool deck & spa expansion
 - ▶ 2,713 square feet (SF) of RPA disturbance;
 - ▶ Disturbance within the seaward 50-feet of RPA (decrease of 157 SF from 2015 to 2018);
 - ▶ Approximately 256 SF (as cited in staff report) of new impervious area.
- ▶ Proposed RPA encroachment shall be mitigated per CBPO 118-3-3(f) for the 2,713 square feet of disturbance



Project History

- Lot Created in 1987, prior to the establishment of the CBPO (2003)
- Previous Property Owner improvements (per aerial imagery):
 - Pool constructed before 1993
 - Pool/deck constructed between 2000 and 2003
 - Brick pool deck expanded between 2011 and 2013
 - Driveway and concrete pad (west of house) – several changes from 2005 to 2016
- Mr. and Mrs. Tortelero (applicant) purchased the property in November 2016.
- Total existing impervious surface in the RPA equals 3,867 SF
 - Brick pool deck, brick walkway, playground with gravel



Project History (cont.)

- Work completed by the applicant in 2018
 - Construction of the spa/hot tub adjacent to the existing pool
 - Replacement and expansion of the brick pool deck to a concrete pool deck
 - Addition of gravel area and outdoor kitchen
 - Removal of the brick walkway
 - Concrete patio under the existing wood deck has remain unchanged since 2016
- Chicken coop constructed in 2021 after WQIA submission



Staff Report Discussion

- ▶ TNT agrees with Staff's discussion regarding the required findings per Sections 118-6-6.a, 118-6-6.b, 118-6-6.d, 118-6-6.e and the additional findings in Section 118-6-8.a.
- ▶ TNT generally agrees with Staff's discussions regarding the required findings per Sections 118-6-6.c and 118-6-6.f
 - ▶ Further discussed in the following slides



Staff Report Discussion (cont.)

Project Data Sheet - 9407 Wooded Glen Ave

Total Lot Area (S.F.)	14,925
Lot Area within RPA (S.F.)	8,476
% Lot Area within RPA	57%
Date When the Lot was Created	1987
Date When RPA was designated	2003
Total Lot Disturbed Area (S.F.)	2,713
Total Disturbed Areas within RPA (S.F.)	2,713

Summary: Impervious Area Analysis Tabulation			
Description	2015 Conditions	Existing (2018) Conditions	Change in Impact
Total Lot Impervious Area (S.F.)	6,725	7,256	531
Total Impervious Area in RPA (S.F.)	3,867	4,398	531
Impervious Area within Seaward 50 ft RPA (S.F.)	551	394	-157
Detailed Breakdown: Impervious Area Analysis Tabulation			
Primary Structure Footprint (S.F.)	1,939	1,939	0
Primary Structure Footprint in RPA (S.F.)	1,072	1,072	0
Total Concrete Sidewalk & Patio Under Deck (S.F.)	604	604	0
Total Concrete Sidewalk & Patio Under Deck in RPA (S.F.)	535	535	0
Total Asphalt Driveway (S.F.)	2,193	2,193	0
Total Asphalt Driveway in RPA (S.F.)	271	271	0
Total Gravel Area (S.F.)	594	822	228
Total Gravel in RPA (S.F.)	594	822	228
Total Pool (S.F.)	636	636	0
Total Pool in RPA (S.F.)	636	636	0
Total Pool Deck/Walkway (S.F.)	759	1,062	303
Total Pool Deck/Walkway in RPA (S.F.)	759	1,062	303

118-6-6.c – Is Not of Substantial Detriment to Water Quality

- TNT generally agrees with the findings of Staff in this section; however, TNT calculates the pool deck expansion to be 228 square feet (SF) and the deck expansion to be 303 SF (total of 531 SF in RPA), not the 256 SF discussed in the Staff Report.
- This was previously discussed with Staff and the difference is based on the use of programs used by each party (CAD versus GIS). This does not affect the number of plantings or mitigation required.
- Total encroachment (2,713 SF) was used to calculate plantings
 - ~600 SF of the pool excluded, falls below 2,500 SF threshold



Staff Report Discussion (cont.)

118-6-6.f – Other Findings

- The chicken coop was constructed in 2021 by the applicant after the submission of the WQIA
- Will be removed or relocated outside of the RPA
 - Requires Special Permit by the BZA
- Fence currently located on Fairfax County Park Authority property will be relocated onsite by hand.

