



APPLICATION ACCEPTED: May 4, 2016  
PLANNING COMMISSION: October 5, 2016  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

September 20, 2016

## STAFF REPORT

APPLICATION SE 2016-MV-010

MOUNT VERNON DISTRICT



**APPLICANT:** Marc Anthony Mussoline

**ZONING:** R-3 (Residential, 3 du/ac)

**PARCEL:** 83-4 ((2)) (40) 0501

**SITE AREA:** 7,150 square feet

**PLAN MAP:** Residential, 2 – 3 dwelling units per acre (du/ac)

**SE CATEGORY:** Category 6 – Uses in a Floodplain

**PROPOSAL:** To construct a two-story single-family detached dwelling in the 100-year floodplain.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2016-MV-010, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

*Angelica P. Gonzalez*

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

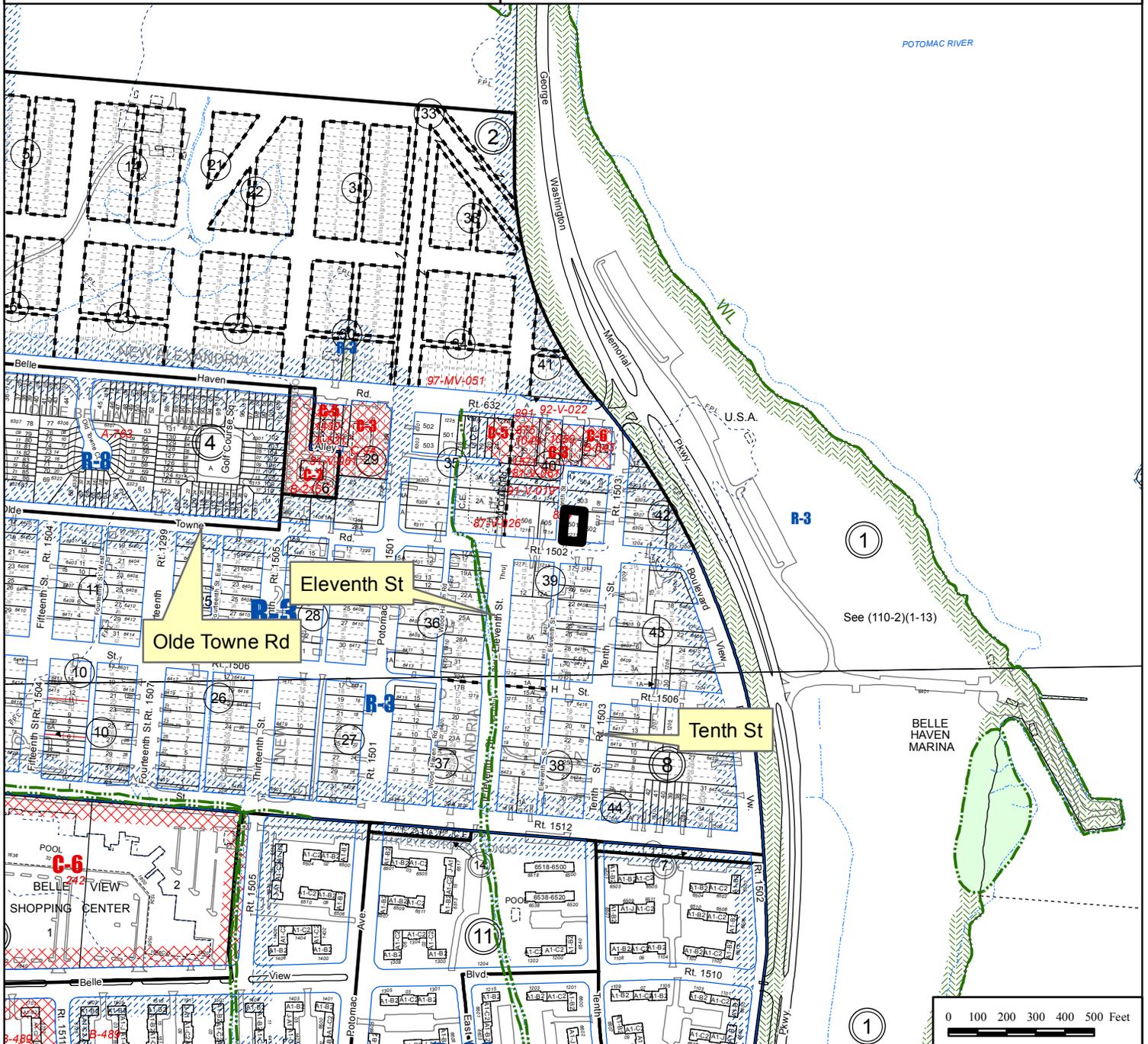
SE 2016-MV-010

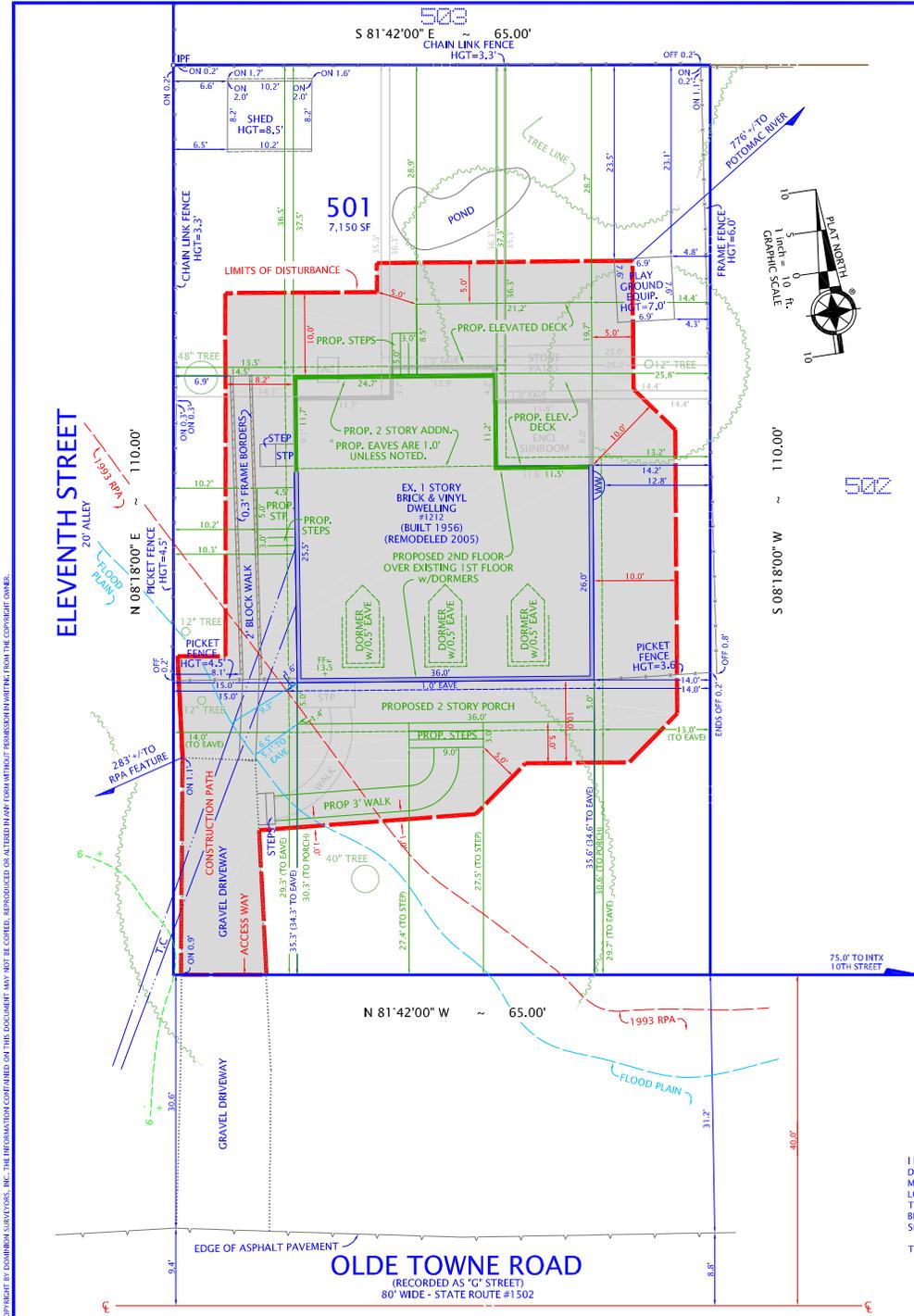
Applicant: MARC ANTHONY MUSSOLINE  
Accepted: 05/04/2016  
Proposed: PROVISIONS FOR USES IN A FLOODPLAIN  
Area: 7150 SF OF LAND; DISTRICT - MOUNT VERNON



Zoning Dist Sect: 02-0904  
Located: 1212 OLDE TOWNE ROAD, ALEXANDRIA, VA 22307

Zoning: R-3  
Plan Area: 4,  
Overlay Dist:  
Map Ref Num: 083-4- /02/40/0501





**NOTES**

- TAX MAP: 83-4-002-40-0501
- ZONE: R-3 (RESIDENTIAL 3 DU/AC)
- LOT AREA: 7,150 SF (0.1641 ACRE)
- REQUIRED YARDS:  
FRONT: = 30 FEET  
SIDE: = 12 FEET  
REAR: = 25 FEET
- HEIGHTS:  
EX. DWELLING = 12.1 FEET (MIDLINE)  
PROP. 2 STORY ADDITION = 33.9 FEET (MIDLINE)  
PROP. SECOND STORY PORCH = 23.5 FEET (RIDGE LINE)  
PROP. DECK = 02.4 FEET  
EX. SHED = 08.5 FEET  
EX. PLAYGROUND EQUIP. = 07.0 FEET  
EX. FENCES = AS NOTED
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL. THE PROPERTY IS RELATIVELY FLAT.
- THERE IS A FLOODPLAIN AND RESOURCE PROTECTION AREA ON THIS PROPERTY. BOTH AREAS ARE BASED ON FAIRFAX COUNTY GIS MAPS.
- AREAS:  
EX. FIRST FLOOR = 1,288 SF  
EX. GROSS FLOOR AREA = 1,288 SF  
EX. FLOOR AREA RATIO: EX. GFA (1,288) / LOT AREA (7,150) = 0.18  
PROP. FIRST FLOOR = 1,212 SF  
PROP. SECOND FLOOR = 1,212 SF  
PROP. GROSS FLOOR AREA = 2,424 SF  
PROP. FLOOR AREA RATIO: PROP. GFA (2,424) / LOT AREA (7,150) = 0.340  
PROP. ADDNL. = PROP. GFA (2,424) - EX. GFA (1,288) = 1,136 SF  
PROP. ADDNL. (1,136) / EX. DWELLING (1,288) = 0.882
- IN COMPLIANCE WITH ALL FEDERAL AND STATE FLOOD PROOFING REQUIREMENTS THE LOWEST FLOOR ELEVATION (I.E. THE BOTTOM OF THE FLOOR JOISTS) WILL BE 12.5.
- THERE IS NO PROPOSED CUT OR FILL ASSOCIATED WITH THIS APPLICATION.
- A CHESAPEAKE BAY ACT WAIVER FOR LOSS OF BUILDABLE AREA IN THE R.P.A. WILL BE REQUIRED, PRIOR TO APPROVAL OF AN INFILL LOT GRADING PLAN.
- CURRENT / NATURAL DRAINAGE DIVIDES WILL BE HONORED ON THE SUBSEQUENT GRADING PLAN AND ALL RUNOFF FROM THE PROJECT SITE WILL BE BY NON-EROSIVE SHEET FLOW. AS SUCH, THE PROJECT WILL BE CONSIDERED TO HAVE AN 'ADEQUATE OUTFALL', IN ACCORDANCE WITH STATE / COUNTY POLICIES.

PROPOSED IMPERVIOUS COVERAGE	EXISTING IMPERVIOUS COVERAGE
DWELLING, STP = 1,400 SF	DWELL, STPS = 1,315 SF
SHED = 84 SF	SHED = 84 SF
SIDEWALKS = 168 SF	SIDEWALKS = 134 SF
GRAVEL DRIVEWAY = 250 SF	STONE PATIO = 75 SF
TOTAL CVG. CALC. = 1,902 SF	GRAVEL DRIVEWAY = 250 SF
1,902 SF / 7,150 SF = 0.266	TOTAL CVG. CALC. = 1,858 SF
	1,858 SF / 7,150 SF = 0.260

BASE FLOOD ELEVATION = 11.0 (PER FEMA MAP)  
CRAWL SPACE ELEVATION = 8.0  
EX. FIRST FLOOR ELEVATION = 10.4  
PROP. FIRST FLOOR ELEVATION = 13.5

- NO UPSTREAM OR DOWNSTREAM EROSION PROBLEMS OR INCREASED FLOODING PROBLEMS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT ON THIS SITE.
- THERE ARE NO KNOWN ADDITIONAL FEDERAL AND/OR STATE PERMITS REQUIRED.
- THE APPLICANT SHALL PROVIDE A STATEMENT THAT ALL FLOODPROOFING PROPOSED COMPLIES WITH COUNTY, STATE, AND FEDERAL REQUIREMENTS, THE CERTIFICATION SHALL BE SIGNED, SEALED AND INDICATE THE ADDRESS OF THE CERTIFYING PROFESSIONAL. IT SHALL COVER ALL STRUCTURAL, MECHANICAL, PLUMBING, WATER AND SANITARY FACILITIES CONNECTED WITH THE USE.
- THE OWNER, APPLICANT ARE AWARE THAT FLOOD INSURANCE MAY BE REQUIRED BY A LENDING INSTITUTION AND THAT FLOOD INSURANCE RISK MAY INCREASE BECAUSE OF INCREASES IN RISKS TO LIFE AND PROPERTY.
- THE PROPOSED USE OF THIS STRUCTURE IS RESIDENTIAL.
- LIMITS OF 100 YEAR FLOODPLAIN ASSOCIATED WITH THE POTOMAC RIVER SHOWN PER FEMA PANEL 5105BC0320E, EFFECTIVE DATE: 17TH OF SEPTEMBER, 2010, ELEVATION: 11.0
- THIS LOT IS COMPLETELY LOCATED IN THE RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOODPLAIN (ELEVATION 11.0) FLOODPLAIN INFORMATION PROVIDED BY FEMA MAPS PANEL 320, EFFECTIVE SEPTEMBER 17, 2010.
- TOTAL SITE AREA = 7,150 SF OR 0.1641 ACRE, TOTAL DISTURBED AREA IN RPA = 3,917 SF OR 0.0900 ACRE 3,917 / 7,150 = 0.548
- EXISTING IMPERVIOUS AREA = 1,858 SF OR 26.0% PROPOSED IMPERVIOUS AREA = 1,902 SF OR 26.6%
- THIS PROJECT IS EXEMPT FROM THE BEST MANAGEMENT PRACTICES MANDATED IN THE FAIRFAX COUNTY CODE 118-4-3 (6) BECAUSE THE TOTAL LOT AREA IS ONE-HALF ACRE OR LESS AND NO MORE THAN 500 SQUARE FEET OF NEW IMPERVIOUS COVER AREA WILL BE ADDED. (FX. CODE 124-1-7-3(b)(II))

**OWNER/APPLICANT ACKNOWLEDGEMENT**

I (WE) HAVE READ THE FOREGOING NOTES 19 AND 20 AND AGREE TO THESE CONDITIONS.

NAME	DATE
NAME	DATE

**PLAN**  
SHOWING THE IMPROVEMENTS ON  
LOT 501, BLOCK 40  
RESUBDIVISION OF LOTS 22-30, INCLUSIVE  
**NEW ALEXANDRIA**  
(DEED BOOK 1020, PAGE 476)  
FAIRFAX COUNTY, VIRGINIA  
MOUNT VERNON DISTRICT

SCALE: 1" = 10'  
SEPTEMBER 02, 2015  
NOVEMBER 11, 2015 (REV.)  
MARCH 11, 2016 (REV.)  
MARCH 23, 2016 (REV.)  
APRIL 13, 2016 (REV.)  
JUNE 28, 2016 (2500 SF NOTE)

I HEREBY CERTIFY THAT THE LIMITS OF CLEARING AND GRADING DELINEATED ON THE HOUSE LOCATION PLAN PREPARED BY GEORGE M. O'QUINN, DATED SEPTEMBER 2ND, 2015 FOR THE PROPERTY LOCATED AT #1212 OLDE TOWNE ROAD ACCURATELY REFLECTS THE SCOPE OF THIS PROJECT AND THAT THE PROPOSED WORK CAN BE PERFORMED WITHIN THE LIMITS OF CLEARING AND GRADING AS SHOWN.

THE TOTAL DISTURBED AREA = 3,652 SQUARE FEET  
*George M. O'Quinn*  
GEORGE M. O'QUINN, L.S.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAN IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:  
DOMUS FIRMA PROPERTIES, LLC

**DOMINION** Inc.  
Surveyors  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

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CONSTRUCTION DRAWING RELEASE  
 THE BUILDER OR GENERAL CONTRACTING COMPANY WHO IS HIRING OR ORDERING THE CONSTRUCTION FROM THESE ASSUMES ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. THE BUILDER OR GENERAL CONTRACTING COMPANY HAS ANY DISCREPANCIES WITH THE PROVIDED COUNTY APPROVED SET OF CONSTRUCTION DRAWINGS, THAT BUILDER OR GENERAL CONTRACTING COMPANY MUST CONTACT THE DESIGNER PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION TO MAKE THE APPROPRIATE CHANGES TO THE DRAWINGS. IF THE BUILDER OR GENERAL CONTRACTING COMPANY DOES NOT REQUEST ANY CHANGES TO THE CONSTRUCTION DRAWINGS PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION, ANY CHANGES TO THE CONSTRUCTION DRAWINGS THAT NEED TO BE MADE DURING CONSTRUCTION BY THE DESIGNER, THE REQUEST OF THE CUSTOMER, BUILDER OR GENERAL CONTRACTING COMPANY, WILL BE MADE BY THE DESIGNER AT THE DESIGNER'S CURRENT HOURLY RATE. IN ADDITION TO REIMBURSEMENT FOR ANY AND ALL PRINTING FEES OCCURRED, THE BUILDER OR GENERAL CONTRACTING COMPANY IS ALSO RESPONSIBLE FOR CONDUCTING ALL FIELD VERIFICATIONS OF EXISTING CONDITIONS DURING CONSTRUCTION, AND MAKING ANY AND ALL CHANGES NECESSARY TO PROVIDE A STRUCTURALLY SOUND REMODEL UNDER THE DESIGNER'S SUPERVISION. THE CUSTOMER CAN REQUEST FURTHER SERVICES TO BE PROVIDED BY THE DESIGNER UNDER A NEW CONTRACT.

DESIGNER:  
 CHRISTIE FORBRICH OF:  
 C. L. FORBRICH RESIDENTIAL DESIGN, INC  
 22003 TAIL RACE ROAD  
 ALDIE, VIRGINIA 20105  
 703-777-9872

CLIENT:  
 1212 OLDE TOWNE ROAD  
 ALEXANDRIA, VIRGINIA 22307

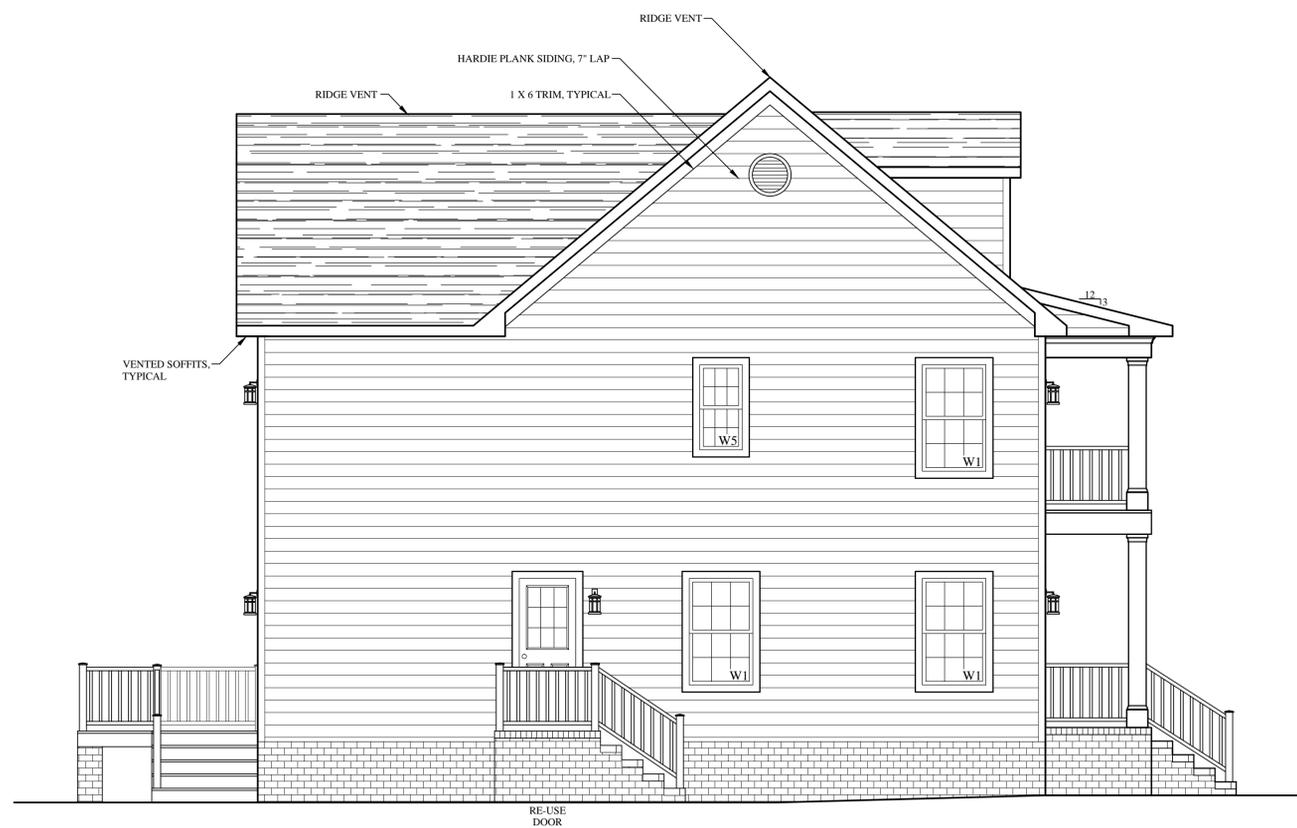
DATE:  
 7/7/2016  
 SCALE:  
 AS SHOWN  
 SHEET TITLE:  
 PROPOSED EXTERIOR ELEVATIONS  
 SHEET NUMBER:  
 1 OF 3



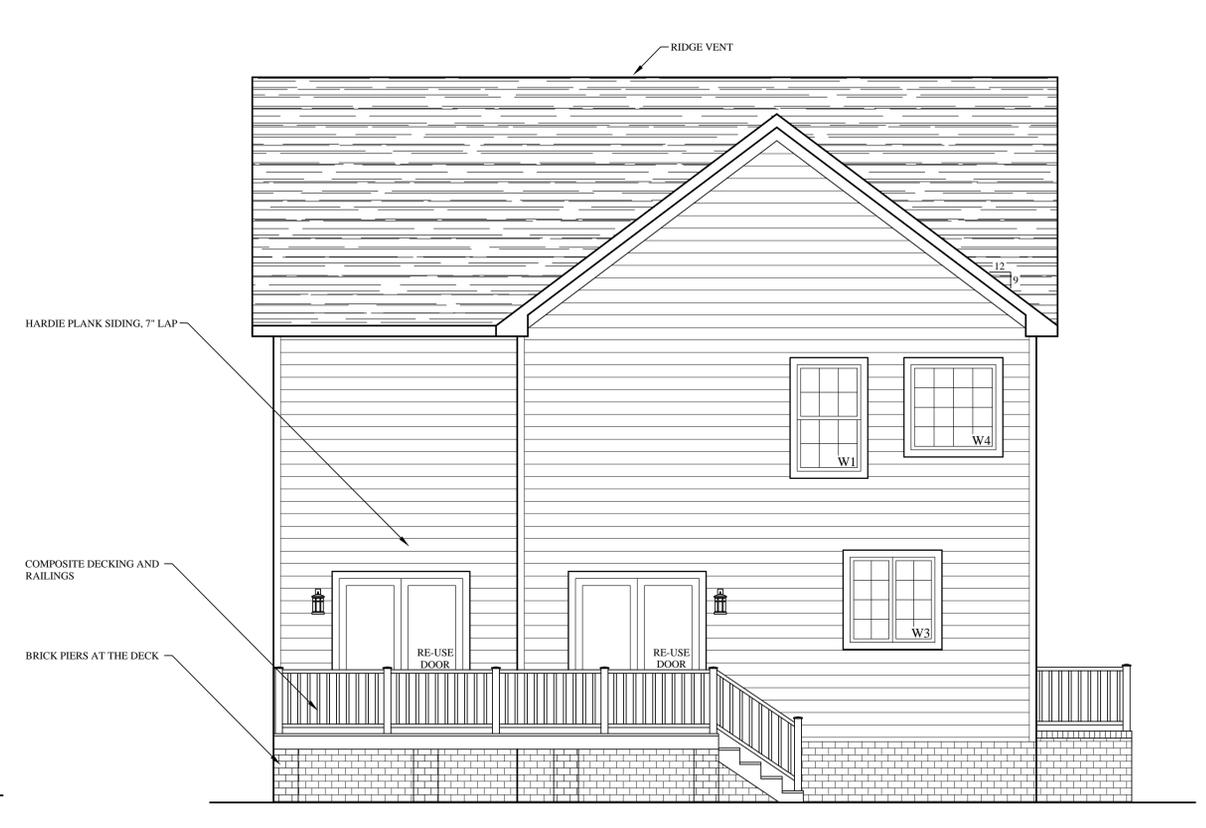
PROPOSED FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



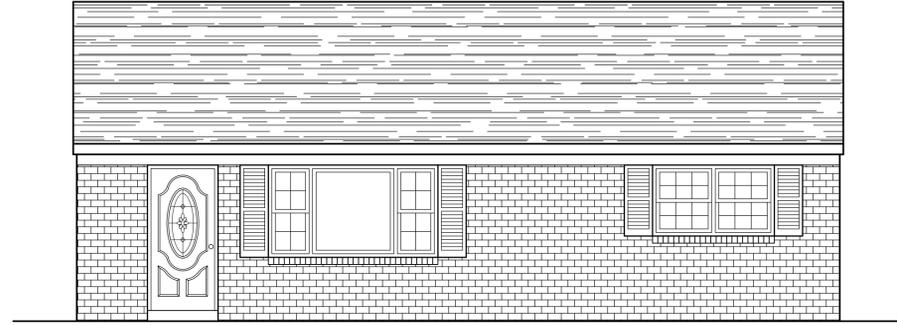
PROPOSED RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



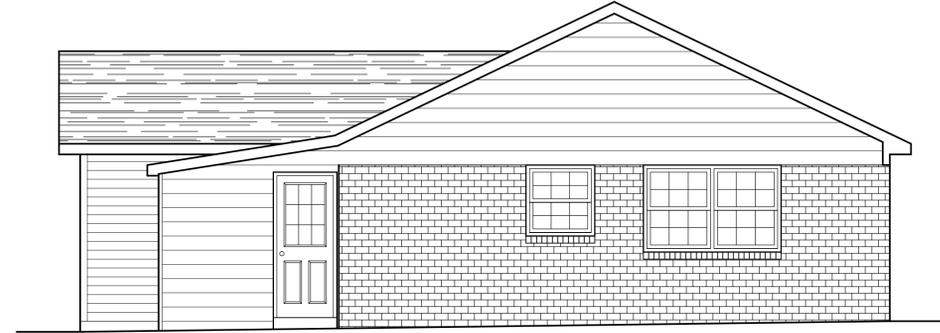
PROPOSED LEFT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



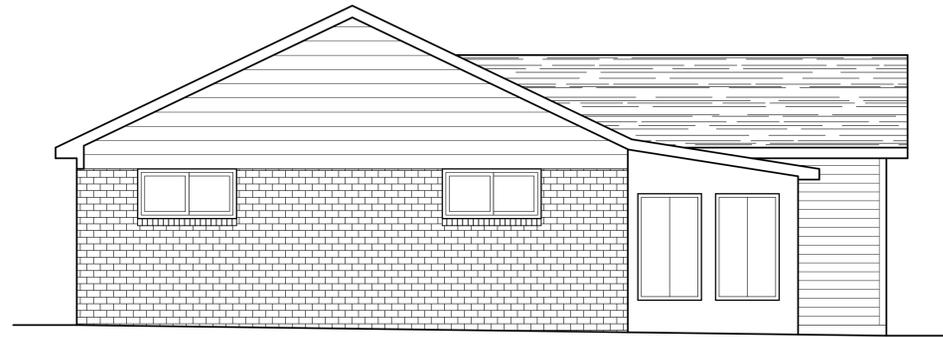
PROPOSED REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



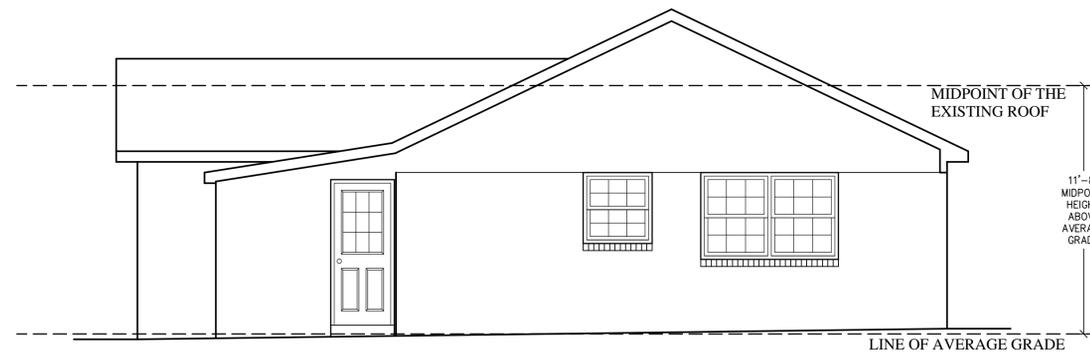
EXISTING LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION- AVERAGE HEIGHT  
SCALE: 1/4" = 1'-0"

CONSTRUCTION DRAWING RELEASE  
THE BUILDER OR GENERAL CONTRACTOR COMPANY WHO IS Hired TO WORK TO MANAGE THE CONSTRUCTION PROJECT ASSUMES ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. THE BUILDER OR GENERAL CONTRACTOR COMPANY HAS ANY DISCREPANCIES WITH THE PROVIDED COUNTY APPROVED SET OF CONSTRUCTION DRAWINGS, THAT BUILDER OR GENERAL CONTRACTOR COMPANY MUST CONTACT THE DESIGNER PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION TO MAKE THE APPROPRIATE CHANGES TO THE DRAWINGS. IF THE BUILDER OR GENERAL CONTRACTOR COMPANY DOES NOT REQUEST ANY CHANGES TO THE CONSTRUCTION DRAWINGS PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION, THE BUILDER OR GENERAL CONTRACTOR COMPANY WILL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO THE CONSTRUCTION DRAWINGS THAT NEED TO BE MADE DURING CONSTRUCTION BY THE DESIGNER. THE REQUEST OF THE CUSTOMER, BUILDER OR GENERAL CONTRACTOR COMPANY, WILL BE MADE BY THE DESIGNER AT THE DESIGNER'S CURRENT HOURLY RATE. IN ADDITION TO REIMBURSEMENT FOR ANY AND ALL PRINTING FEES OCCURRED, THE BUILDER OR GENERAL CONTRACTOR COMPANY IS ALSO RESPONSIBLE FOR CONDUCTING ALL FIELD VERIFICATIONS OF EXISTING CONDITIONS DURING CONSTRUCTION, AND MAKING ANY AND ALL CHANGES NECESSARY TO PROVIDE A STRUCTURALLY SOUND REMODEL UNDER A NEW CONTRACT.

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22003 TAIL RACE ROAD  
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703-777-9872

CLIENT:  
1212 OLDE TOWNE ROAD  
ALEXANDRIA, VIRGINIA 22307

DATE:  
7/7/2016

SCALE:  
AS SHOWN

SHEET TITLE:  
EXISTING HOUSE  
EXTERIOR  
ELEVATIONS

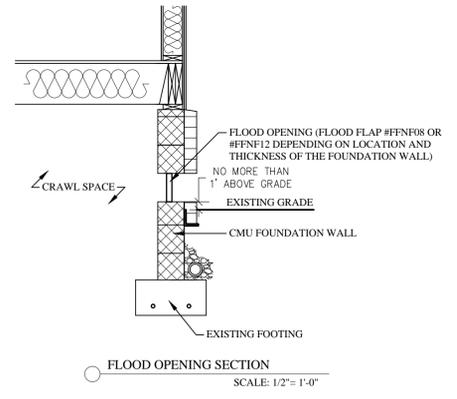
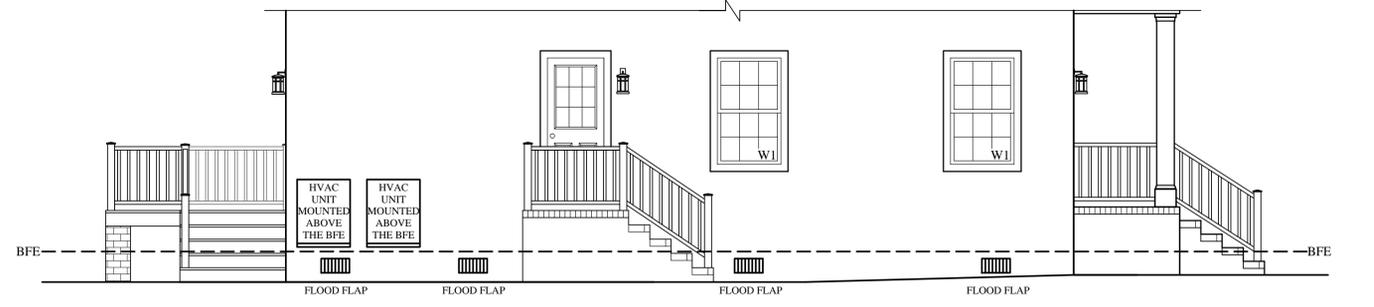
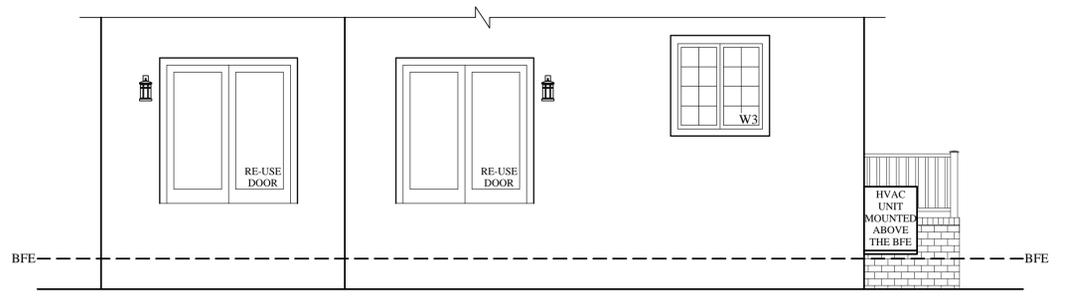
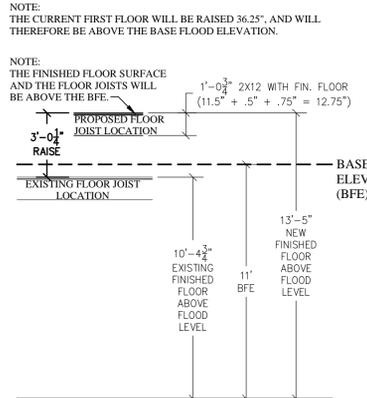
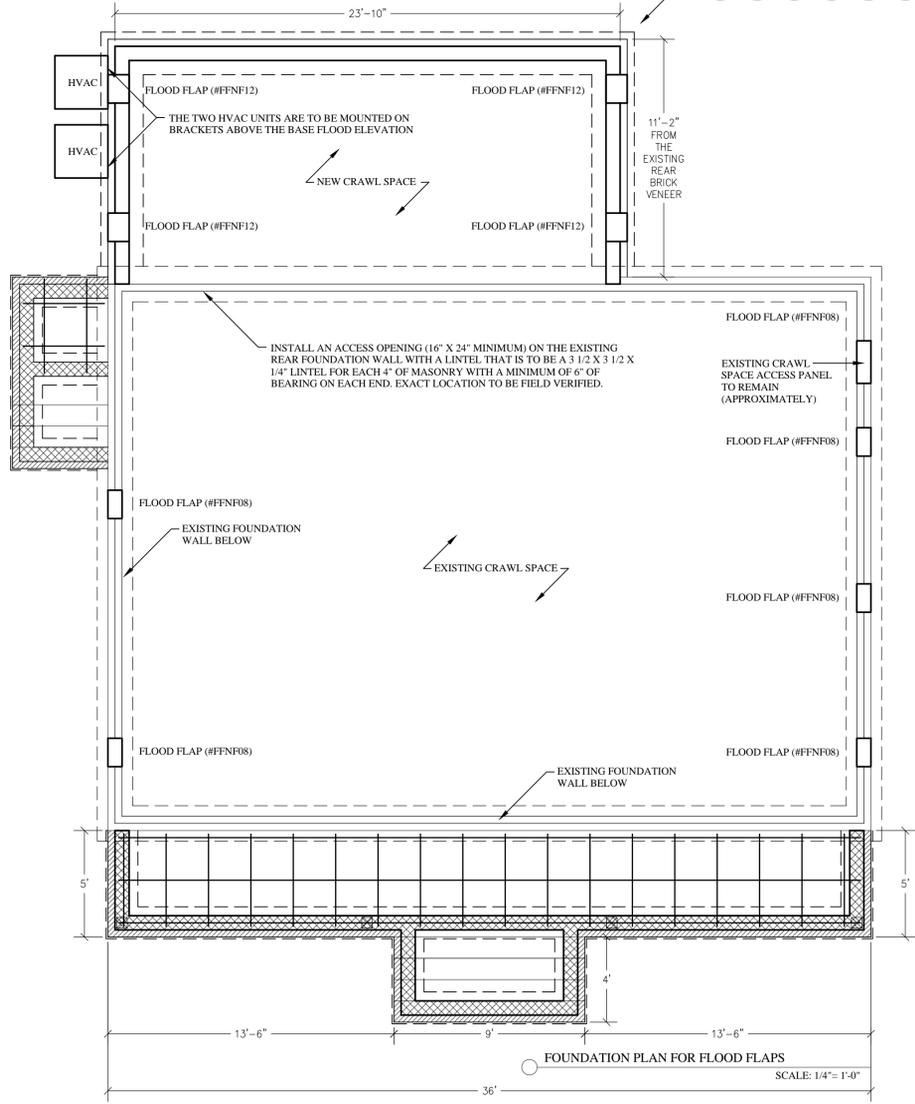
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2 OF 3

INSTALL FLOOD FLAPS (#FFNF12) 16" X 8" (FOR A BLOCK WITH BRICK SKIRT INSTALLATION) IN THE EXISTING AND NEW FOUNDATION. THE FLOOD FLAPS ARE TO BE INSTALLED NO HIGHER THAN 12" ABOVE GRADE. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

ONE ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24".

INSTALL A TYPICAL LINTEL ABOVE EACH VENT AND ACCESS PANEL OPENING. THE LINTEL IS TO BE A 3 1/2 X 3 1/2 X 1/4" LINTEL FOR EACH 4" OF MASONRY WITH A MINIMUM OF 6" OF BEARING ON EACH END.

PLEASE SEE REVISED LOCATIONS FOR THE FLOOD FLAPS



CONSTRUCTION DRAWING RELEASE  
 THE BUILDER OR GENERAL CONTRACTING COMPANY WHO IS PREPARED TO PROCEED WITH THE WORK UNDER THE CONSTRUCTION PERMIT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS AND FOR THE PROTECTION OF THE WORK. THE BUILDER OR GENERAL CONTRACTING COMPANY MUST CONTACT THE DESIGNER PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION TO MAKE THE APPROPRIATE CHANGES TO THE DRAWINGS. IF THE BUILDER OR GENERAL CONTRACTING COMPANY DOES NOT REQUEST ANY CHANGES TO THE CONSTRUCTION DRAWINGS PRIOR TO ANY AND ALL DEMOLITION OR CONSTRUCTION, THE BUILDER OR GENERAL CONTRACTING COMPANY WILL BE RESPONSIBLE FOR ANY CHANGES TO THE CONSTRUCTION DRAWINGS THAT ARE MADE DURING CONSTRUCTION. THE DESIGNER MAKES NO WARRANTY OF FITNESS FOR ANY AND ALL DEMOLITION OR CONSTRUCTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGNER'S CURRENT HOURLY RATE. IN ADDITION TO REIMBURSEMENT FOR ANY AND ALL PRINTING FEES OCCURRED, THE BUILDER OR GENERAL CONTRACTING COMPANY IS ALSO RESPONSIBLE FOR CONDUCTING ALL FIELD VERIFICATIONS OF EXISTING CONDITIONS DURING CONSTRUCTION, AND MAKING ANY AND ALL CHANGES NECESSARY TO PROVIDE A STRUCTURALLY SOUND REMAINING FOUNDATION. THE BUILDER OR GENERAL CONTRACTING COMPANY MUST REQUEST FOR THE DESIGNER TO PROVIDE A STRUCTURALLY SOUND REMAINING FOUNDATION UNDER A NEW CONTRACT.

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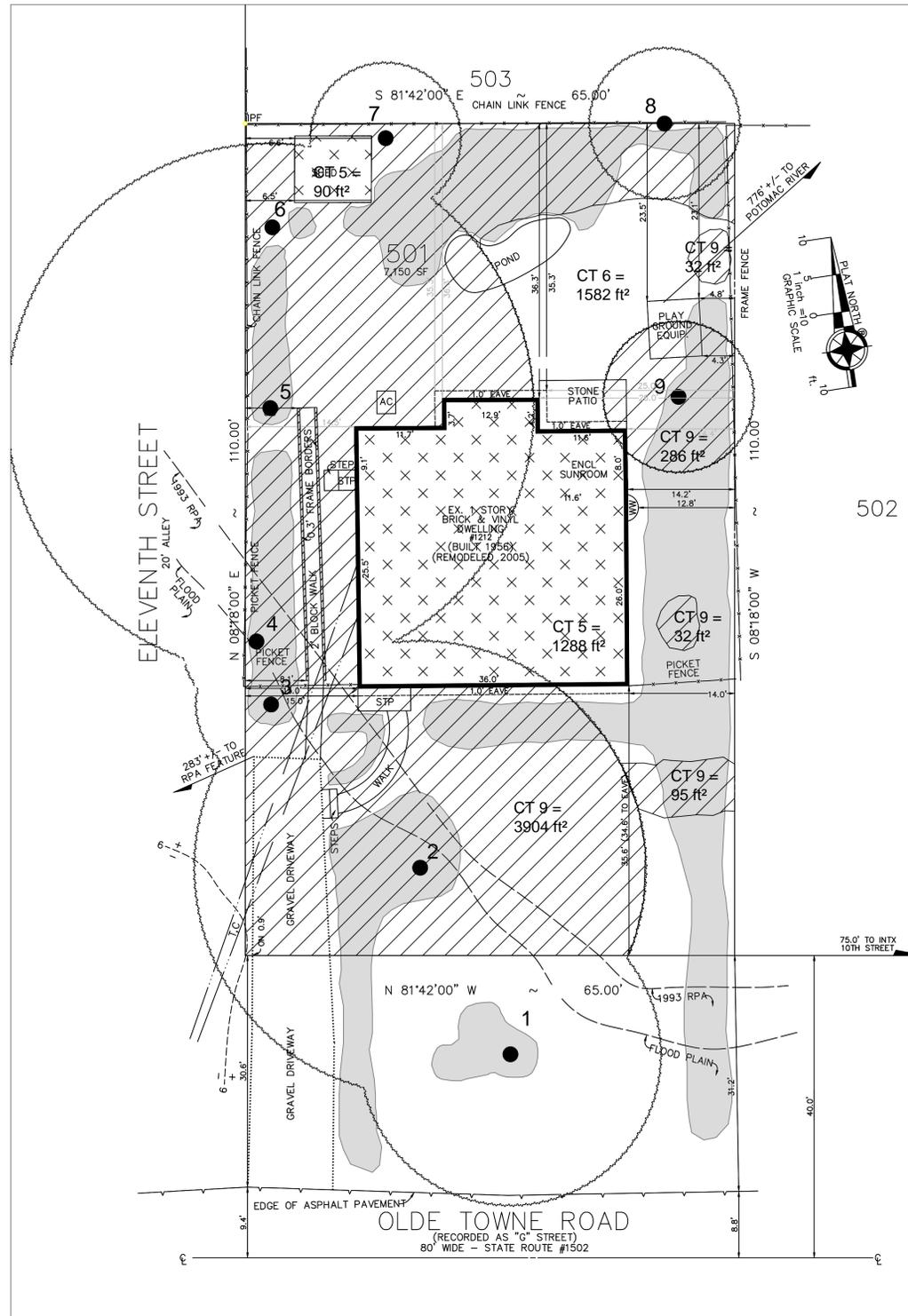
DATE:  
 7/7/2016

SCALE:  
 AS SHOWN

SHEET TITLE:  
 PROPOSED  
 BFE  
 INFORMATION

SHEET NUMBER:  
 3 OF 3

# EXISTING VEGETATION MAP (EVM)



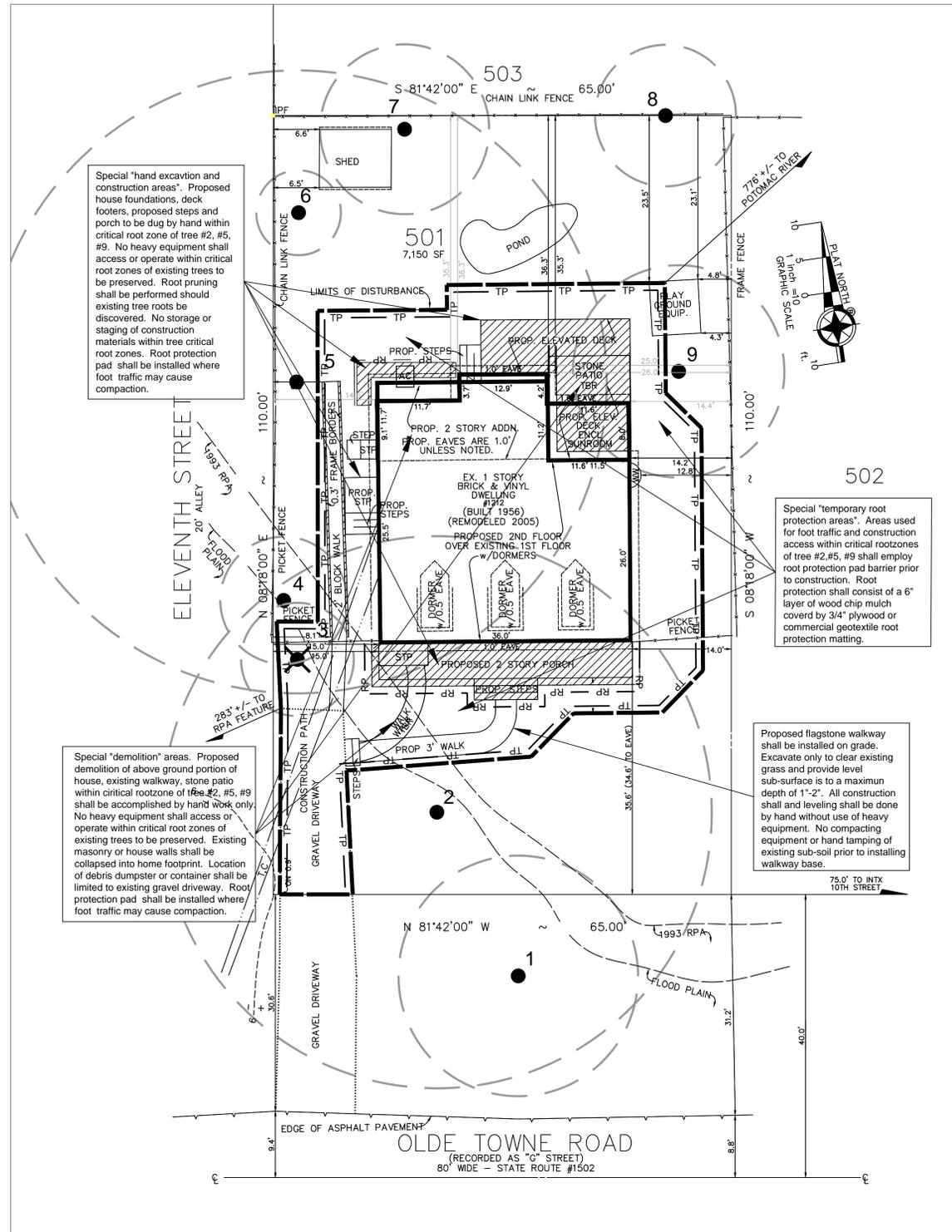
## EXISTING VEGETATION MAP LEGEND

COVER TYPE 5 Developed Land	
COVER TYPE 6 Maintained Grasslands	
COVER TYPE 9 Landscape Tree Canopy	
MISC. Mulch bed, shrubs, groundcover	

Existing Vegetation Map Summary Table

Cover Type	Primary Species	Successional Stage	Condition	ft²	Acreage	Comments
5	N/A	N/A	N/A	1378	0.03	Areas of constructed features including buildings, parking and roadways. Include artificial turf fields and practice areas.
6	N/A	N/A	N/A	1423	0.03	Grassed and landscaped areas. Majority of remaining areas on site are mulched areas with various shrubs, ferns and ground cover species.
9	silver maple, Japanese cedar, crepe myrtle, Atlantic white cedar, loblolly cypress, Japanese maple, hydrangea, fosters holly, crab apple	N/A	Good	4348	0.10	Tree canopy established through the planting of nursery stock that is not part of the natural landscape. Trees within the cover type range from 6' - 44' dbh. Overall this is a good/fair quality stand. Should vegetation within this cover type be preserved it may be used toward meeting 10-YR canopy requirements.
10	Misc.			0	0.00	Mulch bed, shrubs, groundcover
				<b>Total Acreage</b>	<b>7.50</b>	<b>0.16</b>

# TREE CONSERVATION PLAN



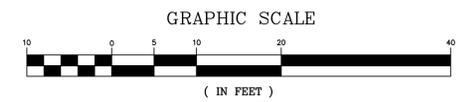
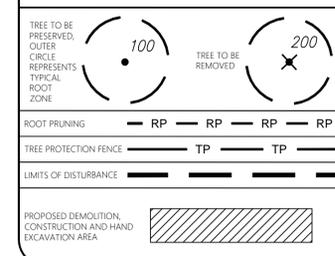
Special "demolition" areas. Proposed demolition of above ground portion of house, existing walkway, stone patio within critical rootzone of tree #2, #5, #9 shall be accomplished by hand work only. No heavy equipment shall access or operate within critical root zones of existing trees to be preserved. Existing masonry or house walls shall be collapsed into home footprint. Location of debris dumpster or container shall be limited to existing gravel driveway. Root protection pad shall be installed where foot traffic may cause compaction.

Special "hand excavation and construction areas". Proposed house foundations, deck footers, proposed steps and porch to be dug by hand within critical root zone of tree #2, #5, #9. No heavy equipment shall access or operate within critical root zones of existing trees to be preserved. Root pruning shall be performed should existing tree roots be discovered. No storage or staging of construction materials within tree critical root zones. Root protection pad shall be installed where foot traffic may cause compaction.

Special "temporary root protection areas". Areas used for foot traffic and construction access within critical rootzones of tree #2, #5, #9 shall employ root protection pad barrier prior to construction. Root protection shall consist of a 6" layer of wood chip mulch covered by 3/4" plywood or commercial geotextile root protection matting.

Proposed flagstone walkway shall be installed on grade. Excavate only to clear existing grass and provide level sub-surface to a maximum depth of 1"-2". All construction shall and leveling shall be done by hand without use of heavy equipment. No compacting equipment or hand tamping of existing sub-soil prior to installing walkway base.

## TREE CONSERVATION PLAN LEGEND



TREE PRESERVATION CONSULTANTS, LLC  
 (0) 703.349.6608 • (C) 540.631.4417 • (F) 703.652.2524  
 61 CRICKETS LANE • LINDEN VA, 22642  
 www.treepreservationconsultants.com

Lot 501  
 NEW ALEXANDRIA  
 1212 Olde Towne Rd  
 Fairfax County, Virginia  
 MOUNT VERNON DISTRICT

Existing Vegetation Map  
 Tree Conservation Plan

BRIAN A. HOWARD  
 ISA CERTIFIED ARBORIST  
 # MA 4677A

SHEET: 1 OF 3  
 SCALE: 1" = 10'  
 DATE: 8.15.2016  
 DRAWN BY: BAH  
 BASELAYER INFO BY: Dominion Surveyors



A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	=	4190	
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	=	59%	
C	PERCENTAGE OF 10-YEAR CANOPY REQUIRED FOR SITE (R-C Zoning)	=	25%	
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (TREE PRESERVATION TARGET %)	=	59%	
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	=	100%+	
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? [YES/NO]		YES	
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN §12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET.		N/A	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH §12-0507.4		N/A	

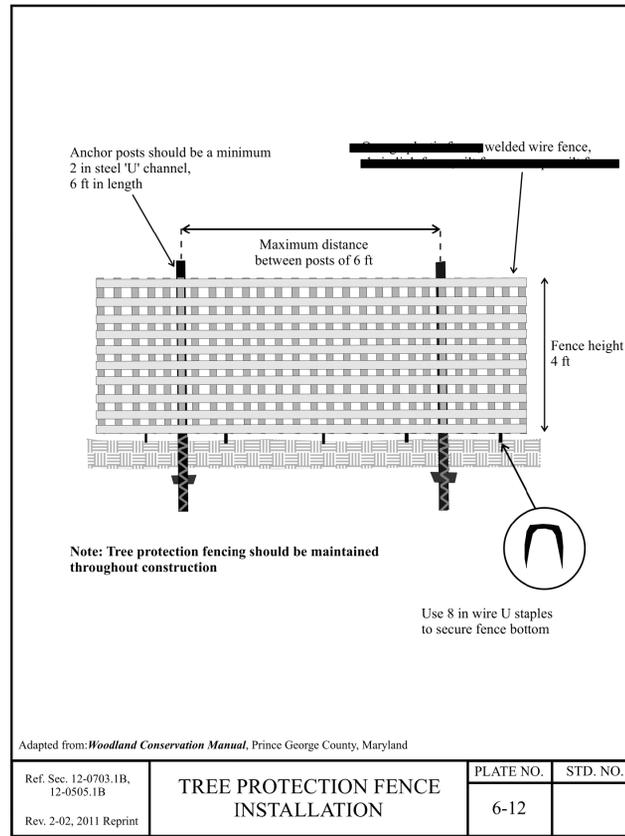
A1	TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT	SEE TABLE 12.3		
<b>B. Tree Canopy Requirement</b>				
B1	IDENTIFY GROSS SITE AREA =	7150	§ 12-0510.1A	
B2	SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE AND	0	§ 12-0510.1B	
B3	SUBTRACT AREA OF EXEMPTIONS =	0	§ 12-0510.1C(1) THROUGH § 12-0510.1C(6)	
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	7150		
B5	IDENTIFY SITE'S ZONING AND/OR USE	R-3		
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	25%	§ 12-0509.1 AND TABLE 12.4	
B7	AREA OF 10-YEAR CANOPY REQUIRED (B4 X B6) =	1788		
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO		
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED		YES OR NO	

C1	TREE PRESERVATION TARGET AREA =	1048		
C2	TOTAL EXISTING CANOPY AREA MEETING STANDARDS OF § 12-0400 =	4190		
	X 1.00	TOTAL 4190	§ 12-0509.3B	
	TOTAL EXISTING CANOPY AREA NOT MEETING STANDARDS OF § 12-0400 =	0		
	X 1.0	TOTAL 0		
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0		
	X 1.5	TOTAL 0	§ 12-0509.3B(1)	
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0		
	X 1.5 TO 3.0 =	TOTAL 0	§ 12-0509.3B(2)	
C7	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS (RPA) AND 100-YEAR FLOODPLAINS =	0		
	C8 X 1.0 =	TOTAL 0	§ 12-0509.3C(1)	
C10	TOTAL OF C2, C3, C5, C7 AND C9 =	4190	IF AREA OF C10 IS LESS THAN 87 REMAINDER OF REQUIREMENT MUST BE MET THROUGH TREE PLANTING - GO TO D.	

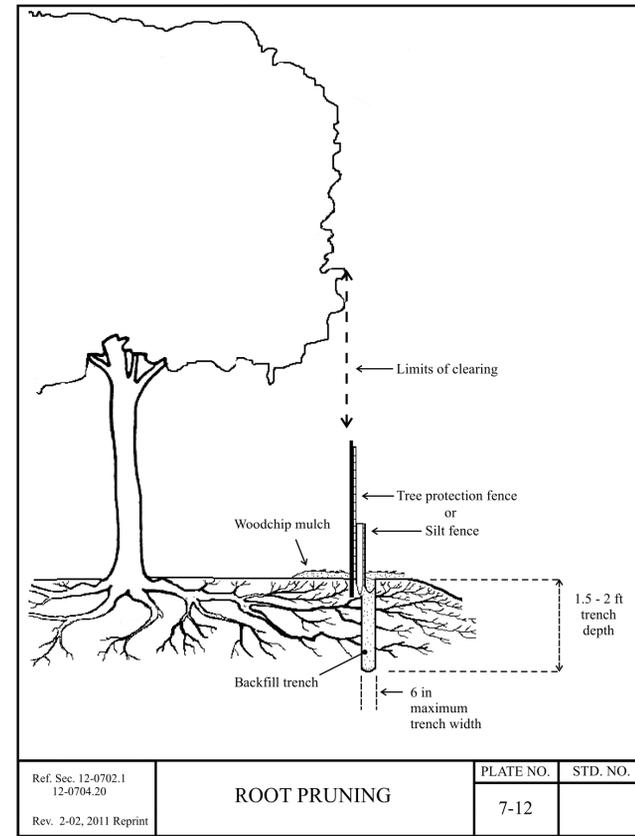
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	0		
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS (SEE LANDSCAPE SHEETS)	0		
	X 1.5	0	§ 12-0509.4B(1)	
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0		
	X 1.5	0	§ 12-0509.4B(2)	
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0		
	X 1.25	0	§ 12-0509.4B(3)	
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0		
	X 1.5	0	§ 12-0509.4B(4)	
D10	ADDITIONAL AREA OF CANOPY PROVIDED BY NATIVE TREES	0		
	X 1.5	0	§ 12-0509.4B(5)	
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0		
	X 1.25	0	§ 12-0509.4B(6)	
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0	§ 12-0509.4D(1)	
	X 1.0	0		
D15	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX	0	§ 12-0509.4D(1)(A)	
	X 1.0	0		
D16	PERCENTAGE OF D14 REPRESENTED BY D15		MUST NOT EXCEED 33% OF D14	
D17	TOTAL TREE CANOPY AREA PROVIDED THROUGH TREE PLANTING	0		
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?		YES OR NO	
D19	TREE BANK OR TREE FUND?		§ 12-0511	
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND	0		
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0		

E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	=	4190	
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17)	=	0	
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)	=	0	
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	=	4190	TOTAL OF E1 THROUGH E3.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

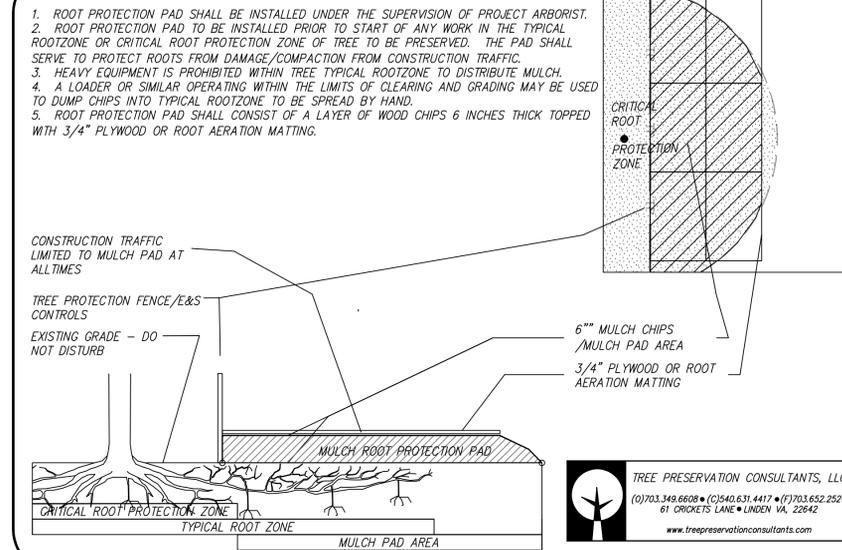


TREE PRESERVATION AREA  
NO ENTRY  
ZONA DE PROTECCION DE ARBOL  
NO ENTRAR

PRESERVATION SIGNAGE DETAIL

1. MINIMUM DIMENSIONS 12 INCHES (WIDTH) X 18 INCHES (HEIGHT).
2. COLORS - YELLOW OR RED WITH CONTRASTING TEXT.
3. LARGE TEXT MINIMUM SIZE = 1 INCH, SMALL TEXT MINIMUM SIZE = 0.5 INCHES.
4. SIGNS SHALL BE MADE OF WEATHERPROOF MATERIAL.
5. SIGNS SHALL BE BILINGUAL INCLUDING ENGLISH AND SPANISH ON EACH SIGN.

ROOT PROTECTION PAD DETAIL

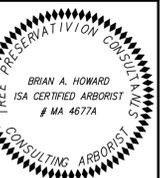


TREE PRESERVATION CONSULTANTS, LLC  
(0)703.349.6608 • (C)540.631.4417 • (F)703.652.2524  
61 CRICKETS LANE • LINDEN VA, 22642  
www.treepreservationconsultants.com



Lot 501  
NEW ALEXANDRIA  
1212 Oldde Towne Rd  
Fairfax County, Virginia  
MOUNT VERNON DISTRICT

Tree Preservation Target  
10-YR Canopy Calculations  
Tree Conservation Details



SHEET: 3 OF 3

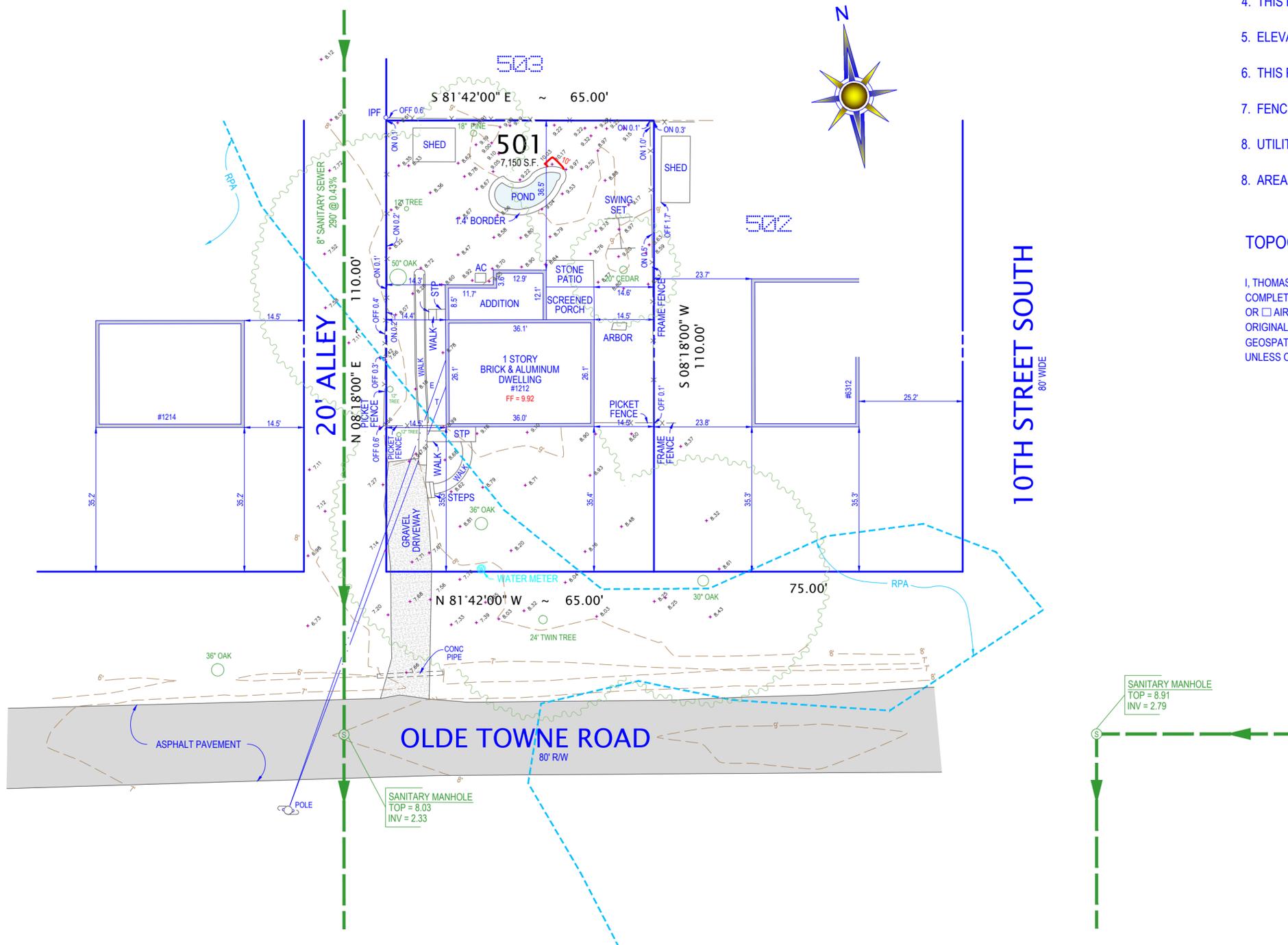
SCALE: N/A

DATE: 8.15.2016

DRAWN BY: BAH

BASELAYER INFO BY:  
Dominion Surveyors

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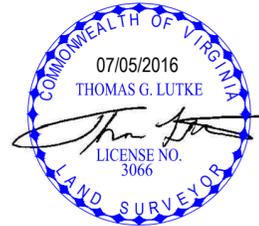


**NOTES:**

1. THE PROPERTY DELINEATED HEREON IS SHOWN AS TAX MAP #: 0834 0200501 AND IS ZONED R-3 (RESIDENTIAL 3 DU/AC).
2. OWNER: MARC MUSSOLINE  
1212 OLDE TOWNE ROAD  
ALEXANDRIA, VA 22307  
DB. 24529, PG. 820
3. NO TITLE REPORT FURNISHED.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
5. ELEVATIONS ARE BASED ON NGVD '29.
6. THIS PROPERTY IS PARTIALLY LOCATED WITHIN A RESOURCE PROTECTION AREA.
7. FENCES ARE CHAIN LINK UNLESS NOTED.
8. UTILITIES ARE UNDERGROUND.
8. AREA = 7,150 SQUARE FEET.

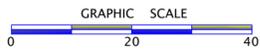
**TOPOGRAPHIC SURVEY CERTIFICATION:**

I, THOMAS G LUTKE, L.S., DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL  GROUND, OR  AIRBORNE SURVEY MADE UNDER MY SUPERVISION, THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 05, 2016, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA (INCLUDING METADATA), MEETS MINIMUM ACCURACY STANDARDS, UNLESS OTHERWISE NOTED.



SANITARY MANHOLE  
TOP = 8.91  
INV = 2.79

SANITARY MANHOLE  
TOP = 8.03  
INV = 2.33



PLAT  
SHOWING TOPOGRAPHIC SURVEY ON  
LOT 501, BLOCK 40  
**NEW ALEXANDRIA**  
(DEED BOOK N-5, PAGE 254)  
FAIRFAX COUNTY, VIRGINIA  
MOUNT VERNON DISTRICT  
SCALE: 1" = 20' JULY 5, 2016

**NOVA SURVEYS, INC**  
6655 ROCKLEIGH WAY  
ALEXANDRIA, VIRGINIA 22315  
703-688-4038  
WWW.NOVA-SURVEYS.COM  
INFO@NOVA-SURVEYS.COM

## DESCRIPTION OF THE APPLICATION

The applicant, Marc Anthony Mussoline, requests approval of SE 2016-MV-010, located at Tax Map 83-4 ((2)) (40) 0501, to allow the construction of a new 2-story single-family detached dwelling on a 7,150 square foot lot located within a 100-year floodplain and a Resource Protection Area (RPA). The existing one-story single-family detached dwelling on the site, constructed in 1956, would be demolished prior to the construction of the new dwelling. Sect. 2-904 of the Zoning Ordinance requires Special Exception (SE) approval for a residential use within the floodplain.

The new construction will be located in a nearly identical footprint as the existing dwelling and no major fill is proposed as part of the new construction. The bottom of the floor joist of the new single-family detached dwelling will be elevated to 12.5 feet above sea level with crawl space designed to allow floodwaters to enter through the flood flaps to incorporate floodproofing measures. The application does not include any requested waivers or modifications.

A reduced copy of the Special Exception Plat is included at the beginning of this staff report. Copies of the proposed development conditions, the applicant's statement of justification, and the affidavit are included in Appendices 1, 2 and 3, respectively.

## LOCATION AND CHARACTER



Figure 1: Aerial Photograph of the Subject Property, Source: Fairfax County Pictometry

The site is located northwest of the intersection of Olde Towne Road and 10<sup>th</sup> Street at 1212 Olde Towne Road on a 7,150 square foot lot zoned R-3. The subject property and surrounding properties are planned for residential use at 2 – 3 dwelling units per acre (du/ac) and developed with single-family detached dwellings. The subject property contains an existing one-story single-family detached dwelling and driveway. A concrete walkway and stoop are located in the front yard on Olde Towne Road. The property is completely located entirely within the 100-year floodplain and Resource Protection Area.

**BACKGROUND**

The one-story brick dwelling was constructed in 1956. The property is not subject to any proffers, special exceptions, special permits or variances. A summary of similar case history for the surrounding properties located in the same subdivision in the New Alexandria area is included in Figure 2 below and in Appendix 4.

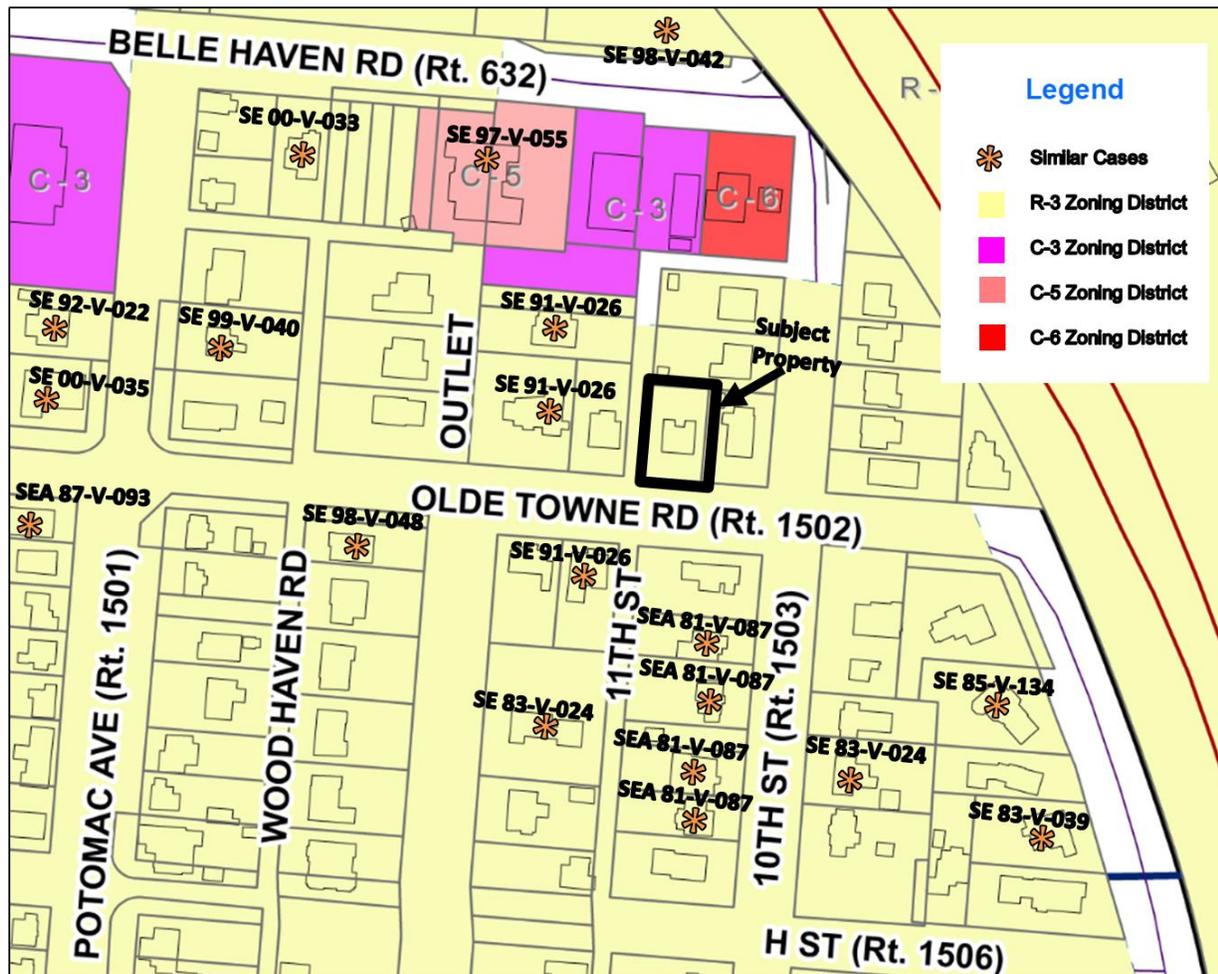


Figure 2: Zoning and Similar Cases Map, Source: Fairfax County GIS with added annotations

Initially, a second-story addition was considered by the applicant, but demolition and reconstruction was determined by the applicant to be necessary to meet building code regulations and in order to achieve floodproofing measures that were not implemented into the existing development. The finished floor height of the existing dwelling is 10.4 feet which is below the required 11.0 feet according to FEMA's flood elevation requirement. The bottom of the floor joist of the new single-family detached dwelling will be elevated to 12.5 feet above sea level and therefore would meet FEMA's flood elevation requirement and would also comply with Fairfax County Zoning Ordinance regulations which is further discussed in the analysis section of this report.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	Area IV
<b>Planning District:</b>	Mount Vernon District
<b>Planning Sector:</b>	MV3 Greater Belle Haven Planning Sector
<b>Plan Map:</b>	Residential, 2-3 Dwelling Units Per Acre (du/ac)
<b>Plan Text:</b>	

On pages 142 of the 2013 edition of the Area IV Plan as amended through October 20, 2015, under the heading "MV3-Belle Haven Community Planning Sector," the Plan states:

*The area between Belle Haven Road and Olde Towne Road, east of Potomac Avenue is planned for residential development at 3-4 dwelling units per acre with the exception of lots fronting on Belle Haven Road east of 11th Street which are planned for office use at .30 FAR with maximum building heights of 35 feet. These office uses should be well-buffered and screened from existing and planned residential uses located on the north side of Olde Towne Road. In any development proposal, adequate storm drainage outfall, which will require major construction and is consistent with the county's policy regarding development within flood-prone areas, should be provided.*

## DESCRIPTION OF THE SPECIAL EXCEPTION PLAT

The SE Plat titled "Plat, Showing the Improvements on Lot 501, Block 40" dated September 2, 2015, as revised through June 28, 2016 was prepared by Dominion Surveyors, Inc., and consists of 8 sheets that include an Architectural Plan prepared by C.L. Forbrich Residential Design Inc., a Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, and a Topographic Survey prepared by Thomas G. Lutke is located at the front of this report and is reviewed below.



The applicant has provided elevations of the proposed structure which are shown in Figure 4 below.



Figure 4: Proposed Elevations, Source: Applicant

The building façade of the new construction primarily consists of composite siding and the façade on the foundation will consist of a brick material that will be reused from the existing single-family dwelling, as stated in the applicant's statement of justification.

The proposed 2-story dwelling will be constructed on the existing foundation, and minor grading is proposed for the new 2-story porch and elevated deck. The property is generally flat; the base 100-year flood elevation at this site is 11.0 feet above sea level. The finished floor elevation of the proposed single-family dwelling will be elevated to 12.5 feet above sea level. The house will be elevated above a crawl space with an access panel and flood flaps to allow the flow of floodwaters.

**Vehicular Access & Parking:** No changes are proposed to the existing driveway that is accessed from Olde Towne Road and off-street parking will remain in the existing driveway.

**Floodplain and RPA:** The subject site is located entirely within the 100-year floodplain and a Resource Protection Area, as defined by the County's Chesapeake Bay Preservation Ordinance (CBPO). A loss of buildable area exception, to allow encroachment into the RPA, and a Water Quality Impact Assessment (WQIA) to demonstrate compliance with water quality control, are required and were approved on August 31, 2016 under application number 009172-WRPA-004-1 and 009172-WQ-001-1 by the Department of Public Works and Environmental Services.

**Best Management Practices:** The new construction is exempt from Best Management Practices required by Fairfax County pursuant to Section 118-4-3(e) of the Chesapeake Bay Preservation Ordinance, since the total lot area is less than half an acre and no more than 500 square feet of new impervious cover will be added to the subject property under Section 124-1-7-3(b)(ii) of the Stormwater Management Ordinance.

**Landscaping:** The existing vegetation map in the SE Plat indicates that the site contains 59 percent of gross area covered by the existing tree-canopy; 100 percent of the tree canopy will be preserved on the subject property with the new construction.

## ANALYSIS

### Use Limitations for Uses in a Floodplain (Sect. 2-905)

All permitted uses and all special exception uses in a floodplain are subject to the following Zoning Ordinance provisions.

1. *Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.*

This request for a 2-story single-family dwelling does not fall within the exceptions permitted by Paragraphs 6 and 7 of Sect. 903, which relate to Metrorail, railroad track and roadway crossings, and public and private utility lines and public improvements by the County. The subject property is located within the 100-year Tidal Federal Emergency Management Agency – Special Flood Hazard Area (FEMA – SFHA) floodplain. The applicant proposes to construct a new 2-story single-family dwelling with a nearly identical footprint of the existing dwelling on a lot containing 7,150 square feet. The new single-family dwelling will be raised above the flood elevation on a crawl space that permits floodwater to flow through flood flaps. The Site Development and Inspections Division, has not identified any concerns with this application related to the water surface elevation upstream or downstream of the site (Appendix 5). Therefore, staff believes the application satisfies this standard.

2. *Except as may be permitted by Par. 8 of Sect. 903 above, the lowest elevation of the lowest floor of any proposed dwelling shall be eighteen inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual.*

As noted in the SE Plat, the 100-year flood level is 11.0 feet above sea level on the subject property. The new single-family dwelling will replace the existing dwelling that falls below the base flood elevation at 10.4 feet. The SE plat depicts that the bottom of the floor joist of the new single-family detached dwelling will be elevated to 12.5 feet above sea level, which will permit the application to meet the 18-inch requirement stated in this standard and in accordance with the provisions of the Public Facilities Manual (PFM). The unfinished crawl space is intended to allow the flow of floodwaters and will not be used as living space.

3. *All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.*

Part 1 of Sect. 2-602 states that no building shall be erected on any land and no change shall be made in the existing contours of any land, including any change in the course, width or elevation of any natural or other drainage channel, in any manner that will obstruct, interfere with, or change the drainage of such land, taking into account land development that may take place in the vicinity under the provisions of this Ordinance, without providing adequate drainage in connection therewith as determined by the Director in accordance with the provisions of the Public Facilities Manual. The application proposes to use the existing foundation and only minor grading will occur since the new single-family dwelling will be located in a nearly identical footprint as the existing single-family dwelling. In addition, the construction of a crawl space will allow the continued flow of floodwaters. No concerns regarding stormwater management have been identified.

4. *No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as defined in the Public Facilities Manual is provided.*

The structure will be subject to applicable county, state, and federal requirements and will also be subject to the Virginia Uniform Statewide Building Code.

5. *To the extent possible, stable vegetation shall be protected and maintained in the floodplain.*

In the R-3 District, the percentage of 10-year tree canopy required for the site is 25 percent pursuant to the Public Facilities Manual under Sect. 12-0510. The existing tree canopy on the property is 59 percent and will remain with the new construction. As shown on the existing vegetation map, there are currently nine

trees on the property: a River Birch, two Silver Maples, Flowering Dogwood, two Crepe Myrtles, Japanese Cedar, Mulberry, and an Atlantic White Cedar. All but one tree (Flowering Dogwood) will be preserved with the proposed new construction; however, 100 percent of the existing 10-year tree canopy on the site will remain since the Flowering Dogwood and Silver Maple trees overlap with one another.

The Urban Forest Management Division (UFMD) reviewed the application and all concerns have been addressed with the proposed development conditions and commitments by the applicant as noted in the Tree Preservation Plan and the Tree Inventory Table/Tree Conservation Notes of the SE Plat. With the proposed development conditions that commit the applicant to hand excavation around construction areas, specified demolition areas, and provide root protection areas during the construction of the new development, to preserve and protect the Tree Canopy.

6. *There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.*

The applicant has stated that no herbicides, pesticides, or toxic or hazardous substances will be stored within the floodplain, and a proposed condition has been included to this effect. With implementation of this development condition, this standard will be met.

7. *For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:*

*A. There are no other feasible options available to achieve the proposed use; and,*

This lot was established in an area predating a number of regulatory and Policy Plan recommendations including guidance on the RPA and floodplain. Given these circumstances, the redevelopment of a single-family detached dwelling on the subject property may be deemed appropriate.

*B. The proposal is the least disruptive option to the floodplain; and,*

The new construction will utilize a nearly identical footprint as the existing single-family dwelling. The existing single-family dwelling has a base flood elevation of 10.4 which falls below FEMA's regulations of a base flood elevation of 11.0 feet. The new single-family dwelling will meet FEMA's base flood elevation since it will be 18 inches above the base flood elevation. As a result, the proposed single-family detached dwelling has been designed to minimize impacts to the floodplain with the crawl space design, which allows floodwaters to flow through

flood flaps; therefore, in staff's opinion the proposal is the least disruptive option to the floodplain.

*C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.*

The Environmental Section of the Policy Plan encourages the application of energy conservation, water conservation, and other green building practices in the design and construction of new development projects which includes the encouragement of commitments to certification under established green building rating systems (Appendix 7). As stated in the statement of justification, the new construction will seek certification in accordance with the National Building Standard (NGCS) using ENERGY STAR Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Branch of the Department of Planning and Zoning and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (RUP) for the dwelling. In staff's opinion, the proposed use meets the environmental goals and objectives of the Comprehensive Plan.

8. *Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and Article 15 of this Ordinance.*

The construction will be subject to the building code and a development condition is proposed which requires conformance with the Virginia Uniform Statewide Building Code and all required codes and regulations and therefore, this standard would be satisfied.

9. *Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.*

No public uses have been proposed for the subject property and therefore, is not applicable.

10. *Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.*

As depicted on the table below, the proposed dwelling conforms to all the applicable bulk regulations of the R-3 Zoning District. The proposed stoop and uncovered stairs extend into the minimum required side and front yards, which are permitted under Section 2-412 of the Zoning Ordinance. The applicant has submitted a WQIA and WRPA in accordance with Chapter 118 of The Code and

these applications have been approved by DPWES. Therefore, staff finds that this standard has been met.

<b>Standards for R-3 District</b>			
<b>Standard</b>	<b>Required</b>	<b>Provided</b>	
<b>Minimum lot area</b>	10,500 sq. ft.	7,150 sq. ft. <sup>1</sup>	
<b>Minimum lot width</b>	80 ft.	65 feet +/- <sup>1</sup>	
<b>Front yard</b>	30 ft.	35.3 ft. existing; 30.6 ft. proposed	
<b>Side yard</b>	12 ft.	East side 14.2 ft. existing 14.2 ft. proposed	West side 14.5 ft. existing 14.5 ft. proposed
<b>Rear yard</b>	25 ft.	36.3 ft. existing 28.7 ft. proposed	
<b>Max. building height</b>	35 ft.	11.7 ft. existing; 27.9 ft. proposed	

<sup>1</sup> The lot was legally platted in 1952 and therefore, pursuant to Par. 1 of Section 2-405, the lot was considered a buildable lot.

- 11. *All uses and activities shall be subject to the provisions of Chapter 118 of The Code.*

The subject site is located entirely within the Resource protection Area as defined by the County’s Chesapeake Bay Preservation Ordinance. As discussed previously in this report, a Loss of Buildable Area Exception, which is required for encroachment into the RPA and a WQIA to demonstrate compliance with the performance criteria of the CBPO, are required and were approved on August 31, 2016 by DPWES.

- 12. *When as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate upon placement of the lowest floor, including basement and prior to further vertical construction. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.*

Staff has proposed a development condition that requires the applicant to submit to DPWES certified as-built floor elevations on a FEMA Certificate in accordance with minimum federal requirements and the Virginia Uniform Statewide Building Code prior to approval of the framing inspection. Staff believes that the application will satisfy this standard with the adoption of the proposed condition.

- 13. *The construction of all buildings and structures shall be subject to the requirements of the Virginia Uniform Statewide Building Code.*

The proposed single-family detached dwelling would be subject to these requirements.

14. *All recreational vehicles shall:*
- A. *Be on site for fewer than 180 consecutive days;*
  - B. *Be fully licensed and ready for highway use; or,*
  - C. *Meet the requirements of this Part and the Virginia Uniform Statewide Building Code for anchoring and elevation of manufactured homes.*

If the applicant decides to store recreational vehicles on site, this standard would apply.

15. *All necessary permits shall be received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, as amended, 33 U.S.C. § 1334.*

Section 404 of the Federal Water Pollution Control Act (or Clean Water Act) regulates the discharge of dredged or fill material into waters of the States, including wetlands. No wetlands have been identified on the property and the foundation for the new construction would be installed at the current grade, with only minor grading to construct a new porch located at the front of the property and to construct an elevated deck located in the rear yard. Therefore, staff has not proposed a development condition relative to this standard; however, any special exception approval would not relieve the applicant from complying with all applicable county, state, and federal regulations.

16. *If any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, results in change in the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM), the applicant shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data to FEMA for a Letter of Map Revision, as soon as practicable but, not later than six (6) months after the date such information becomes available or the placement of fill, whichever comes first. If the projected increase in the base flood elevation is greater than one (1) foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of construction.*

The proposed construction includes a new single-family detached house that is located in a similar footprint as the existing single-family dwelling. No fill is located outside of the existing building footprint and the site is located in 100-year Tidal Federal Emergency Management Agency – Special Flood Hazard

floodplain and with the proposed construction, no change in the base flood elevation is anticipated.

17. *In riverine situations, adjacent communities and the Virginia Department of Conservation and Recreation shall be notified prior to any alteration or relocation of a watercourse depicted on the FIRM and copies of such notifications shall be submitted to the Federal Insurance Administrator. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.*

Staff does not believe that any watercourses will be altered or relocated as a result of the proposed construction.

In staff's opinion, the applicant's request satisfies all of the Use Limitations for Uses in a Floodplain with adoption the proposed development conditions.

### **General Special Exception Standards (Sect. 9-006)**

All special exception uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

The subject parcel is designated for residential use in the Comprehensive Plan, and the proposed use is to replace the single-family detached dwelling built in 1956. As mentioned previously, the Environmental Section of the Policy Plan encourages the application of energy conservation, water conservation, and other green building practices in the design and construction of new development projects, which includes the encouragement of commitments to certification under established green building rating systems. The applicant will seek certification in accordance with the National Building Standard (NGCS) using ENERGY STAR Qualified Homes path for energy performance from a home energy rater certified through the Home Innovation Research Labs.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The R-3 District is established to provide for single-family detached dwellings and other selected uses which are compatible with the low density residential character of the district. The purpose and intent of the Zoning Ordinance's Floodplain Regulations is to provide for safety from flood and other dangers; to protect against loss of life, health, or property from flood or other dangers; and, to preserve and protect floodplains in as natural a state as possible for the preservation of wildlife habitats, for the maintenance of the natural integrity and function of the streams, for the protection of water quality, and for the promotion of a zone for ground water recharge. Staff believes that the application is in

harmony with the purpose and intent of the R-3 District and the Floodplain Regulations of the Zoning Ordinance.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The new 2-story single-family detached dwelling is consistent with the abutting single-family detached dwellings properties zoned R-3. The new construction will have a similar setbacks as the existing structure and meet all R-3 setback requirements. A total of eight trees are located along the perimeter of the property on the north, west, and south side to screen the new construction from the properties to the north, west, and south. An existing 6-foot tall framed fence along the eastern property line will also obscure the views from the property to the east. Therefore, staff believes that although the new single-family dwelling is taller than the existing dwelling, its location, design and buffering will be such that it will not hinder or discourage the development and use of surrounding properties. As previously discussed, staff does not believe that the proposed construction will adversely affect surrounding properties with regards to stormwater and drainage.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed application will not affect pedestrian or vehicular traffic.

5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

There are no screening requirements associated with the application, as all abutting properties are zoned R-3 and developed with single-family detached dwellings. A total of 8 trees are located along the perimeter of the property on the north, west, and south side to screen the single-family dwelling from the properties to the north, west, and south. Staff notes that there is a solid wooden fence that is located along the eastern property line that appears to be at ground level, which would impede the surface flow of water. Fences within the RPA are required to be designed so that they do not inhibit or alter the surface flow of water. Staff has proposed a development condition for the fence to be designed to provide a 4 to 6 inch gap between the ground and the bottom of the fence.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The Zoning Ordinance does not specify a minimum open space requirement for a parcel within the R-3 District.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

The site contains necessary facilities to serve the proposed use. The site contains an existing dwelling, which will be demolished with the proposed development. There is no proposed stormwater management facility associated with this application, as there are no water quantity control requirements associated with this construction of a single-family dwelling not associated with a subdivision, because it is within an RPA and subject to the Chesapeake Bay Preservation Ordinance. As a requirement to allow encroachment into the RPA, a loss of buildable area exception is required and was approved on August 31, 2016 by DPWES for the proposed development. The proposed dwelling will be served by public sewer and water and no adverse impacts on the sanitary sewer system were identified by the Wastewater Planning & Monitoring Division (Appendix 8). The existing driveway will be maintained for off-street parking.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

This standards is not applicable as there are no signs proposed with this application.

In staff's opinion, the applicant's request satisfies all of the General Special Exception Standards with the adoption of the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that with the implementation of the proposed development conditions, the proposal is in harmony with the Comprehensive Plan guidelines and in conformance with the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of SE 2016-MV-010, subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

## **APPENDICES**

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Affidavit
4. Similar Case History
5. Site Development and Inspections Division Analysis
6. Urban Forest Management Division Analysis
7. Environment and Development Review Branch Analysis
8. Sanitary Sewer Analysis
9. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS****SE 2016-MV-010****September 20, 2016**

If it is the intent of the Board of Supervisors to approve SE 2016-MV-010, located at 1212 Olde Towne Road, Tax Map 83-4 ((2)) (40) 0501, for uses in a floodplain pursuant to Sect. 2-904 and 9-606 of the Fairfax County Zoning Ordinance, staff recommends that the Board conditions the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat titled "Plat Showing the Improvements on Lot 501, Block 40, Resubdivision of Lots 22-30, Inclusive, New Alexandria" prepared by Dominion Surveyors, Inc., dated September 2, 2015, as revised through June 28, 2016, and consists of 8 sheets that includes an Architectural Plan prepared by C.L. Forbrich Residential Design, Inc., dated July 7, 2016, a Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, dated August 15, 2016, and a Topographic Survey prepared by NoVA Surveys, Inc., dated July 5, 2016, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recoded conditions shall be provided to the Zoning Permit Review Branch Department of Planning and Zoning.
5. Disclosure of potential flood hazards due to the location of the site within the 100-year floodplain shall be made in writing to any potential home buyers prior to execution of a sales contract.
6. Prior to the approval of a building permit for the addition, a Hold Harmless agreement shall be executed with Fairfax County in the event of adverse effects resulting from the location of the site within a floodplain area.
7. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.

8. The crawl space shall not be converted to a finished basement or any living space and shall not be used for any storage.
9. The proposed limits of the work area as shown on the Special Exception Plat shall be strictly adhered to. The limits of clearing and grading shall be clearly marked and fenced to protect the off-site trees outside those limits. No work activities, stock piles, construction materials or other construction related materials shall be allowed outside the limits of work area. Any encroachment into, and/or disturbance of, the Resource Protection Area (RPA) not shown on the approved Plat will be considered a violation of the Chesapeake Bay Preservation Ordinance (CBPO) and is subject to the penalties of the CBPO Article 9.
10. Erosion and sediment control measures shall be installed at all stages of construction, as determined by Department of Public Works and Environmental Services (DPWES). If deemed necessary by DPWES, controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.
11. The applicant shall demonstrate to DPWES that all necessary county, state, and federal approvals have been obtained prior to any additional land disturbance activity.
12. Prior to approval of the framing inspection, as-built floor elevations shall be submitted on a FEMA Certificate to be filed with the Residential Inspections Division, Department of Public Works and Environmental Services, in accordance with minimum federal requirements and the Virginia Uniform Statewide Building Code in effect at the time the building permit is issued. In addition, at the time of the framing inspection, the applicant shall demonstrate to DPWES that the elevation of the lowest part of the lowest floor of the addition proposed on the property shall be at least 18 inches above the base flood elevation, in accordance with Par. 2 of Sect. 2-905 of the Zoning Ordinance, and the inspection record shall include a signed or initialed statement of concurrence by the inspector.
13. Prior to approval of the final building inspection for the addition, all fencing shall be modified to provide a 4 to 6-inch space between the ground and the bottom of the fence so as to not impede the surface flow of water.
14. All mechanical, electrical, and utility equipment shall be located at or above the flood level.
15. Prior to approval of the final building inspection for the new dwelling, the Applicant shall install appropriate waterproofing techniques to the access panel and flood flaps to the existing crawl space in to protect the new dwelling from flood damage. Such techniques may include, but shall not be limited, to weather stripping and window well covers.

16. An access panel and flood flaps shall be provided as shown in Sheet 3 of the Architectural Plan prepared by C.L. Forbrich Residential Design Inc., titled "Proposed BFE Information" prepared by C.L. Forbrich Residential Design, Inc., dated July 7, 2016, in accordance with the Public Facilities Manual.
17. The proposed foundations, deck, footers, proposed steps, and porch are considered "hand excavation and construction areas" as noted in Sheet 1 of the Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, shall be dug by hand within critical rootzone of trees #2, #5, and #9. No heavy equipment shall access or operate within critical root zones of existing trees to be preserved, and should existing tree roots be discovered in these areas, root pruning shall be performed. In addition, no storage or staging of construction materials within tree critical root zones and root protection shall be installed where foot traffic may cause compaction.
18. The above ground portion of the house, existing walkway, and stone patio within critical rootzone of trees #2, #5, and #9 are considered "demolition areas" as noted in Sheet 1 of the Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, shall be accomplished by hand work only. Any existing masonry or house walls shall be collapsed into the house footprint and the location of debris dumpster or container shall be limited to existing gravel driveway. A root protection pad shall also be installed where foot traffic may cause compaction and no heavy equipment shall access or operate within critical rootzones of existing trees to be preserved.
19. The proposed temporary root protection areas used for foot traffic and construction access within critical rootzones of tree #2, #5, #9 as noted as noted in Sheet 1 of the Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, shall employ root protection pad barrier prior to construction and root protection shall consist of a 6" layer of wood chip mulch covered by 3/4" plywood or commercial geotextile root protection matting.
20. The proposed flagstone walkway shall be installed on grade as noted in Sheet 1 of the Tree Conservation Plan prepared by Tree Preservation Consultants, LLC and shall consist of excavating only to clear existing grass and provide level sub-surface is to a maximum depth of 1"-2". All construction and levelling shall be done by hand without use of heavy equipment. No compacting equipment or hand tamping of existing sub-soil prior to installing walkway base.
21. The applicant shall employ a Project Arborist to perform monitoring visits to verify proper implementation of approved Tree Conservation Plan prepared by Tree Preservation Consultants, LLC, dated August 15, 2016 titled "Tree Inventory Table, Tree Preservation Notes" which includes the following:
  - a.) Short term monitoring: The applicant's Project Arborist shall conduct daily inspections to monitor critical tree preservation activities that include root pruning, tree removal along LCG, tree pruning, tree mulching, tree

protection fencing installation, root protection pad or matting installation as prescribed by the Tree Conservation Plan.

- b.) Long term monitoring: The applicant's Project Arborist shall conduct monthly inspections for twelve (12) months or signoff from Urban Forest Management Division (UFMD) to monitor Phase 2 clearing and grading activities.
  - c.) Monitoring Reports: Upon completion of all site visits, the Project Arborist shall submit written reports to the Urban Forest Management Division.
22. Any maintenance of landscaping shall be in accordance with the Chesapeake Bay Preservation Ordinance (Chapter 118 of the Fairfax County Code).
23. The new single-family detached dwelling shall be constructed to achieve Certification in accordance with the National Green Building Standard (NGCS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for the dwelling.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Date: 16 August 16

To: Fairfax County Board of Zoning  
12055 Government Center Parkway  
Suite #801  
Fairfax, VA 22035

RE: SE 2016-MV-010

Subject Property: 1212 Olde Towne Rd.  
Alexandria, VA 22307  
Lot 501, Block 40  
TM# 83-4-002-40-0501

As the owner of the subject property, I am requesting consideration for a Special Exception to allow for new construction of a single family home to replace an existing single family home in the Mount Vernon District, New Alexandria subdivision of Fairfax County. In addition, a WQIA and WRPA will be submitted for concurrent consideration.

**Property Description:**

The subject lot, created on October 21, 1892 by the "New Alexandria" subdivision which can be found at Deed Book: N-5, Page 254, totals 7,150 square feet (0.1641 acres). The subject structure is a one-story, single family home originally constructed in 1955. The original structure and 3 subsequent, separate additions at the rear (laundry/utility room, family room, and sunroom) now total 1,288 square feet. The original structure was constructed on a strip footing and 8" CMU foundation wall extending above existing grade creating a 2' crawl space beneath the entire structure. A "double thick" masonry wall comprised of standard-sized brick (3 5/8" D x 2 1/4" H x 8" L) facing and 4" CMU block backing were placed on top of the foundation wall to the desired ceiling height of 8'. 1" furring strips were attached to the masonry wall to serve as anchor points for drywall application – as such, no insulation of the structure's exterior walls was possible and electrical wiring and plumbing was difficult. The floor joists were "back butted" into the masonry wall by cutting angles at each end and, essentially, building the double masonry wall around and on top of them. This method of construction is no longer recognized by the Virginia Uniform Statewide Building Code (USBC). The 3 subsequent additions at the rear of the original structure were constructed using the slab on grade method with stick framed, 2x4 walls.

The entire lot and property are located within the FEMA 100-year floodplain (11.0' elevation) and, as such, an RPA. Based on Fairfax County GIS maps, a floodplain and RPA are located on a small section of the lot, but not in contact with the existing structure. The rest of the lot and some of the surrounding properties are elevated above the Fairfax County GIS mapped floodplain and RPA on what can be described as an island.

The lot is dominated by mature trees and planting beds. Please refer to the vegetation map and tree inventory for further details, as well as the plan to mitigate any negative impact on the existing vegetation.

**Project Description:**

The intent of the proposed work project is to replace the existing single family home with a new single family home which complies with the Virginia Uniform Statewide Building Code, Fairfax County Zoning Ordinances, and Federal Emergency Management Agency (FEMA) regulations.

Many of the details provided in the preceding Property Description section have proven challenging to the intended goal. They are as follows:

- 1) Elevation
  - a. FEMA recently revised/increased the Base Flood Elevation of the 100-year floodplain to 11.0' (FEMA Maps Panel 320). With a finished floor height of 10.4', the existing home now falls below this level; the rear additions' finished floor height falls even further below this level at 9.8'.
- 2) Construction Method
  - a. The original method of construction does not come close to today's modern building standards. Multiple plans have been submitted to Fairfax County's Office of Building Plan Review in an attempt to find a method of construction that would allow for a second story addition to the existing structure. All of these plans were rejected and it was suggested by the staff that demolition and new construction be considered. In addition, the antiquated construction methods make many common amenities unfeasible – for example, the lack of exterior wall and floor insulation makes for a very inefficient home. Also, no flood proofing measures were incorporated into the original home or subsequent additions, resulting in a negative impact on surrounding properties.

The challenges notated above will be addressed through the following solutions:

- 1) Elevation
  - a. The proposed construction will result in a finished floor elevation of 13.5' for the entire home, which is 2.5' above the BFE. Through the method detailed below, this will be achieved without the use of fill or any change to the natural contours of the lot.
- 2) Construction Method
  - a. The proposed construction will demolish the existing structure above grade while retaining the original foundation. The original foundation wall will be extended vertically by 3', placing the bottom of the new floor joists 18" above the BFE, per Fairfax County Zoning Ordinance 2-905-2 and FEMA requirements. A new, 2-story single family home will be built on top of the extended foundation wall using 2x6 framed walls. This approach greatly minimizes the need to perform any earth disturbing activities as the original foundation, certified by an engineer as capable of supporting the proposed vertical construction, incorporated a crawl space and sits above existing grade. The 2x6

framed walls will allow for the use of R-19 insulation per the 2012 VA USBC, as well as the proper installation of plumbing and electrical wiring. The additions at the rear of the property will be replaced by one congruent area which has less square footage than the additions combined and shares nearly the same footprint. This approach actually decreases the footprint of the new, proposed home by 76 square feet when compared to the existing home and, therefore, has a positive impact on the floodplain and surrounding properties by providing a greater area for flood waters. Also, in compliance with FEMA NFIP Technical Bulletin 1, engineered flood openings (absent in the existing home) will be incorporated into the foundation wall to allow flood waters to enter the crawl space and flow beneath the home. Lastly, the new construction will seek certification in accordance with the National Green Building Standard (NGCS) using the ENERGY STAR Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for the dwelling.

**Special Exception Statement of Justification:**

- A. Type of Operation(s).
  - The current use of the property is a single family detached dwelling - the proposed use is the same, with no change sought
- B. Hours of operation.
  - The same hours as those currently associated with the typical single family detached dwelling
- C. Estimated number of patrons/clients/patients/pupils/etc.
  - N/A - no patrons/clients/patients/ pupils/etc. will frequent this property as its use will remain a single family detached dwelling
- D. Proposed number of employees/attendants/teachers/etc.
  - N/A - no employees/attendants/ teachers etc. will frequent this property as its use will remain a single family detached dwelling
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.
  - N/A - there will be no impact/change to traffic patterns in or around the property as its use will remain a single family detached dwelling
- F. Vicinity or general area to be served by the use.
  - N/A - there will be no vicinity or general area served by the property as its use will remain a single family detached dwelling
- G. Description of building facade and architecture of proposed new building or additions.
  - The building façade will change from mostly brick to mostly composite siding. Some of the home's original brick will be reused and applied to the foundation for aesthetic s.

The composite siding will closely resemble that of other homes immediately within the vicinity and throughout Fairfax County. Architectural renderings of the existing home and proposed addition have been submitted as part of the special application package to provide a visual representation

- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of onsite and the size and contents of any existing or proposed storage tanks or containers.
- No known hazardous or toxic substances, hazardous waste, and/or petroleum products will be generated, utilized, stored, treated, and/or disposed of onsite. There are no existing or proposed storage tanks or containers onsite.
- I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.
- The proposed construction will meet all zoning and building regulations for construction in the R-3 zone – except 2-903-8-A of the Fairfax County Zoning Ordinance. This item limits the value of a proposed project to 50% of the current assessed value of the dwelling. For the reasons stated above in the Project Description section, the applicant seeks a waiver of this ordinance as the price of construction exceeds 50% of the home's current assessed value.

## **2-905 Use Limitations**

1. Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.
- Per FEMA maps panel 320 effective September 17, 2010, the subject property is entirely located in the 100-year floodplain with a base flood elevation (BFE) of 11.0'; the current lot size is 7,150 sq. ft. The applicant intends to demolish the existing 1,288 sq. ft. structure, retain the 1955 home's foundation, and construct a new 2-story home with a footprint of 1,212 sq. ft. in its place. As a result, the construction will add 76 sq. ft. of surface area back to the floodplain and decrease the water surface elevation above the 100-year flood upstream and downstream. In addition, engineered flood openings, which are absent today, will be incorporated into the new home's foundation wall, allowing flood waters to enter the crawlspace and flow beneath the home.

2. The lowest part (i.e., the bottom of the floor joists or top of a concrete slab on grade) of the lowest floor including basement of any new or substantially improved dwelling including manufactured homes and, except as may be permitted by Par. 8 of Sect. 903 above, and proposed addition to an existing dwelling shall be eighteen (18) inches or greater above the water-surface elevation of the 100-year flood level calculated with the provisions of the Public Facilities Manual.
  - Per FEMA maps panel 320 effective September 17, 2010, the subject property is entirely located in the 100-year floodplain with a base flood elevation (BFE) of 11.0'. The proposed home is to have floor joists set 18" above the BFE at 12.5' with a finished floor elevation at 13.5'.
3. All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.
  - The proposed work will meet the provisions of Par. 1 of Sect. 602 – the proposed construction minimizes land disturbing activities by utilizing the existing foundation and crawlspace. As such, it does not change the contours or drainage of the land. The new foundation will simply be installed into current grade, with minor grading to eliminate pooling against the foundation.
4. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as required herein or under the Virginia Uniform Statewide Building Code is provided.
  - As referenced previously, engineered flood openings will be incorporated into the home's foundation in compliance with the Virginia Uniform Statewide Building Code and FEMA NFIP Technical Bulletin 1.
5. To the extent possible, stable vegetation shall be protected and maintained in the floodplain.
  - At the request of Fairfax County's Office of Urban Forest Management, the applicant has hired a certified arborist to prepare a tree inventory, vegetation map, and a plan which incorporates best practices to minimize the impact on existing trees and stable vegetation. These documents have been submitted along with the special exception plat and other supporting material.
6. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances on the subject property.
  - The applicant/owner will not store herbicides, pesticides, or toxic or hazardous substances on the subject property.

7. For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:
  - A. There are no other feasible options available to achieve the proposed use; and,
    - The proposed work is the construction of a single family home where a single family home already exists. As referenced in the “Construction Method” section above, multiple set of plans intended to achieve the desired result through an addition versus new construction were submitted to the Fairfax County Office of Building Plan Review; unfortunately, the home’s original method of construction is no longer recognized by the 2012 VA USBC; subsequently, all of those plans were rejected and it was the recommendation of staff to consider demolition and reconstruction.
  - B. The proposal is the least disruptive option to the floodplain; and
    - The proposed work is to replace an existing single family home with a new single family home with a nearly identical footprint in an area that is buildable by right. As referenced previously, the new home has a smaller footprint than the original home and will have a positive impact in the floodplain. Furthermore, a majority of the new home will be constructed on the foundation wall of the original home which minimizes earth disturbing activities. No fill will be added to the floodplain and the natural land contours will remain unchanged.
  - C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.
    - The proposed work calls for no change of use as it merely replaces an existing single family home with a new single family home that meets all current zoning requirements and meets the objectives of the comprehensive plan.
8. Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code, Article 15 of this Ordinance and the requirements of Par. 2 above.
  - Reconstruction of an existing single family home which no longer meets the standards of the Virginia Uniform Statewide Building Code, FEMA regulations, and Par. 2 above is precisely the intent of the proposed work. The new single family home will conform to all of these standards.

9. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.

- No public use has been proposed for the subject property.

10. Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.

- The proposed work complies with the provisions of this part. A WRPA and WQIA (included) detailing how the proposed work aligns with Chapter 118 of The Code have been submitted for concurrent consideration by the Board.

11. All uses and activities shall be subject to the provisions of Chapter 118 of The Code.

- A WRPA and WQIA (included) detailing how the proposed work aligns with Chapter 118 of The Code have been submitted for concurrent consideration by the Board.

12. When as-built floor elevations are required by federal regulations of the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certification upon placement of the lowest floor, including basement and prior to further vertical construction. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.

- The applicant/owner will supply a standard FEMA Elevation Certificate to the County upon placement of the lowest floor, including basement and prior to further vertical construction.

13. The construction of all buildings and structures shall be subject to the requirements of the Virginia Uniform Statewide Building Code.

- The proposed work will conform to the requirements of the Virginia Uniform Statewide Building Code.

14. All recreational vehicles shall:

- A. Be on site for fewer than 180 consecutive days;
- B. Be fully licensed and ready for highway use; or

- C. Meet the requirements of this Part and the Virginia Uniform Statewide Building Code for anchoring and elevation of manufactured homes.

A recreational vehicle shall be deemed ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- The applicant/owner has no intent to keep or store recreational vehicles on the subject property. However, in the event that this changes, these standards will be adhered to.
15. All necessary permits shall be received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, as amended, 33 U.S.C §1334.
- The applicant/owner will obtain all necessary permits and approvals from the appropriate Federal and State authorities for the proposed work.
16. If any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, results in change in the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM), the applicant shall notify the Federal Insurance Administrator of the changes as soon as practicable but, not later than six (6) months after the date such information becomes available or the placement of fill, whichever comes first. If the projected increase in the base flood elevation is greater than one (1) foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of construction.
- The proposed work is interpreted as new construction under the County guidelines and a substantial improvement under Federal guidelines. In accordance with the provisions of this part, the proposed work places no fill on the subject property and replaces an existing single family home with a new single family home on a smaller footprint resulting in a decrease in the base flood elevation. In accordance with Federal provisions, engineered flood openings (which are absent on the existing single family home) will be incorporated in the foundation of the new single family home to allow flood waters to flow into the crawl space and beneath the home.
17. In riverine situations, adjacent communities and the Virginia Department of Conservation and Recreation shall be notified prior to any alteration or relocation of a watercourse depicted on the FIRM and copies of such notifications shall be submitted to the Federal Insurance Administrator. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

- The proposed work does not call for the alteration or relocation of a watercourse.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 06/01/2016  
 (enter date affidavit is notarized)

134796

I, Marc Anthony Mussoline, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2016-MV-010  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
---	--	---

<p>Marc Anthony Mussoline                      a/k/a Marc Mussoline</p>	<p></p>	<p>Applicant / Title Owner</p>
---	---------	--------------------------------

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 06/01/2016
(enter date affidavit is notarized)

134796

for Application No. (s): SE 2016-MV-010
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 06/01/2016  
(enter date affidavit is notarized)

134796

for Application No. (s): SE 2016-MV-010  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 06/01/2016  
(enter date affidavit is notarized)

134796

for Application No. (s): SE 2016-MV-010  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 06/01/2016 (enter date affidavit is notarized)

134796

Application No.(s): SE 2016-MV-010 (county-assigned application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[Handwritten signature]

(check one) [X] Applicant [ ] Applicant's Authorized Agent

Marc A. Mussoline Applicant/Title Owner (type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1st day of JUNE 2016, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Handwritten signature] Notary Public

My commission expires: 04/30/2020



## Similar Case History

Tax Map Range: 83-4 ((2))

Case Types: SE, SEA (withdrawn and dismissed applications not included)

### Group: 00-V -033

**APPLICATION:** SE 00-V -033 **TAXMAPS** 0834 02350501  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 01/08/2001  
**APPLICANT:** BALDWIN, WILLIAM V.  
**SUM AREA:** 8,400.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.19  
**DESCRIPTION:** USES IN THE FLOODPLAIN  
**LOCATION:** 1225 BELLE HAVEN ROAD, ALEXANDRIA, VA

### Group: 01-V -035

**APPLICATION:** SE 01-V -035 **TAXMAPS** 0834 02290028  
0834 02290028A  
**STATUS:** APPLICATION APPROVED 0834 02290029  
**STATUS DATE:** 04/23/2002 0834 02290030  
**APPLICANT:** LANDMARK PROPERTY DEVELOPMENT, LLC  
**SUM AREA:** 16,395.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.38  
**DESCRIPTION:** USE IN FLOODPLAIN  
**LOCATION:** 6310 POTOMAC AVENUE, ALEXANDRIA, VA 22307

### Group: 81-V -087

**APPLICATION:** SE 81-V -087 **TAXMAPS** 0834 02360019  
0834 02360020  
**STATUS:** EXPIRED 0834 02360021  
**STATUS DATE:** 10/14/1987 0834 02360022  
**APPLICANT:** KELLEHER LIMITED PARTNERSHIP 0834 02360023  
0834 02360024  
**SUM AREA:** 28,000.00 SQ FEET 0834 02360025  
**ZONING DISTRIC** EXISTING + ARE 0834 02360026  
R- 3 0.64  
**DESCRIPTION:** TO PERMIT CONSTRUCTION OF FOUR ATTACHED DWELLING UNITSWITHIN FLOODPLAIN OVER- LAY  
DISTRICT  
**LOCATION:** ELEVENTH STREET  
**APPLICATION:** SEA 81-V -087 **TAXMAPS** 0834 02 0029  
0834 02 0030  
**STATUS:** APPLICATION APPROVED 0834 02360019

**STATUS DATE:** 06/25/1990 0834 02360020  
**APPLICANT:** KELLEHER PARTNERSHIP 0834 02360021  
 0834 02360022  
**SUM AREA:** 42,000.00 SQ FEET 0834 02360023  
**ZONING DISTRIC** EXISTING + ARE 0834 02360024  
 R- 3 0.96 0834 02360025  
 0834 02360026  
 0834 02360027  
 0834 02360028

**DESCRIPTION:** AMEND SE 81-V-087 FOR SINGLE FAMILY DWELLINGS IN A FLOODPLAIN TO PERMIT DELETION OF  
 CONDITION RELATING TO COUNTY DRAINAGE IMPROVEMENTS, AND REVISED ORIENTATION OF  
 PROPOSED HOUSES AND STREETS

**LOCATION:** 6404, 6406, 6408 & 6410 ELEVENTH STREET

**Group: 83-V -024**

**APPLICATION:** SE 83-V -024 **TAXMAPS** 0834 02390006  
 0834 02390007  
**STATUS:** APPLICATION APPROVED 0834 02390008  
**STATUS DATE:** 06/20/1983 0834 02390009  
**APPLICANT:** JOHN PATON 0834 02390010  
**SUM AREA:** 21,000.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
 R- 3 0.48

**DESCRIPTION:** TO PERMIT A RESIDENTIAL DWELLING UNIT WITHIN A FLOODPLAIN OVERLAY DISTRICT

**LOCATION:** 6407 ELEVENTH STREET

**Group: 83-V -039**

**APPLICATION:** SE 83-V -039 **TAXMAPS** 0834 02430024  
 0834 02430025  
**STATUS:** APPLICATION APPROVED 0834 02430026  
**STATUS DATE:** 07/25/1983  
**APPLICANT:** MCMICHAEL, MR AND MRS DAVID L  
**SUM AREA:** 10,875.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
 R- 3 0.25

**DESCRIPTION:** TO PERMIT AN ADDITION TO AN EXISTING BUILDING IN A FLOODPLAIN

**LOCATION:** 6410 BOULEVARD VIEW

**Group: 85-V -134**

**APPLICATION:** SE 85-V -134 **TAXMAPS** 0834 02430018  
 0834 02430019  
**STATUS:** APPLICATION APPROVED 0834 02430020  
**STATUS DATE:** 05/05/1986 0834 02430021  
**APPLICANT:** BANDERA, JOHN A.  
**SUM AREA:** 15,140.00 SQ FEET



**Group: 91-V -022**

**APPLICATION:** SE 91-V -022 **TAXMAPS** 0834 02350021  
0834 02400010

**STATUS:** EXPIRED

**STATUS DATE:** 10/25/1995

**APPLICANT:** DEMANDIS INC.

**SUM AREA:** 24,675.00 SQ FEET

**ZONING DISTRIC** EXISTING + ARE  
C- 3 0.28  
R- 3 0.28

**DESCRIPTION:** USE IN A FLOODPLAIN - OFFICE & DRIVE-IN BANK AND WAIVER OF THE MINIMUM DISTRICT SIZE MAP NUMBERS ALSO INCLUDE 11TH ST. VACATED & PORTION OF BELLE HAVEN RD. VACATED

**LOCATION:** 1215 BELL HAVEN ROAD

**Group: 91-V -026**

**APPLICATION:** SE 91-V -026 **TAXMAPS** 0834 02350022  
0834 02350023  
0834 02350024

**STATUS:** APPLICATION APPROVED

**STATUS DATE:** 04/26/1993 0834 02350025

**APPLICANT:** DEMANDIS INC. 0834 02350026  
0834 02350027

**SUM AREA:** 1.65 ACRES 0834 02350028

**ZONING DISTRIC** EXISTING + ARE 0834 02350029  
R- 3 0.83 0834 02350030  
C- 3 0.83 0834 02400006  
0834 02400007  
0834 02400008  
0834 02400506

**DESCRIPTION:** USES IN THE FLOODPLAIN

**LOCATION:** 6307 & 6309 11TH ST., 1216 OLD TOWN ROAD

**Group: 92-V -022**

**APPLICATION:** SE 92-V -022 **TAXMAPS** 0834 02290024  
0834 02290025  
0834 02290026

**STATUS:** APPLICATION APPROVED 0834 02290027

**STATUS DATE:** 11/16/1992

**APPLICANT:** ODELL, JOSEPH & DIEHLMANN, DEBORAH

**SUM AREA:** 12,000.00 SQ FEET

**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.28

**DESCRIPTION:** USE IN FLOODPLAIN (SINGLE FAMILY DWELLING)

**LOCATION:** 6308 POTOMAC AVENUE, ALEXANDRIA, VA 22307

**Group: 95-V -072**

**APPLICATION:** SE **95-V -072** **TAXMAPS** 0834 02360031  
0834 02360032  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 07/22/1996  
**APPLICANT:** STEVE VALENTINE  
**SUM AREA:** 7,000.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.16  
**DESCRIPTION:** USES IN A FLOODPLAIN  
**LOCATION:** 6412 WOOD HAVEN ROAD, ALEXANDRIA, VA

**APPLICATION:** SEA **95-V -072** **TAXMAPS** 0834 02360031  
0834 02360032  
0834 02360032A  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 11/19/2001  
**APPLICANT:** BRUCE M MACHANIC  
**SUM AREA:** 11,620.00 SQ FEET  
**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.27  
**DESCRIPTION:** AMEND SE 95-V-072 PREVIOUSLY APPROVED FOR USES IN A FLOODPLAIN TO PERMIT INCREASE IN LAND AREA AND BUILDING ADDITION  
**LOCATION:** FAIRFAX COUNTY

**Group: 97-V -055**

**APPLICATION:** SE **97-V -055** **TAXMAPS** 0834 02350021  
0834 02400010  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 03/09/1998  
**APPLICANT:** LYNN E SCHUTT, D.V.M  
**SUM AREA:** 0.56 ACRES  
**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.28  
C- 5 0.28  
**DESCRIPTION:** USES IN A FLOODPLAIN  
**LOCATION:** 1221 BELLE HAVEN RD.

**Group: 98-V -042**

**APPLICATION:** SE **98-V -042** **TAXMAPS** 0834 01 0005  
0834 02050001  
0834 02050002  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 02/08/1999 0834 02050003  
**APPLICANT:** BELLE HAVEN COUNTRY CLUB 0834 02050004  
0834 02050005  
**SUM AREA:** 156.70 ACRES  
0834 02050006



0834 02210001	0834 02300011	0834 02330006
0834 02210002	0834 02300012	0834 02330007
0834 02210003	0834 02300013	0834 02330008
0834 02210004	0834 02300014	0834 02330009
0834 02210005	0834 02300015	0834 02330010
0834 02220001	0834 02300016	0834 02330011
0834 02220002	0834 02300017	0834 02330012
0834 02220003	0834 02300018	0834 02330013
0834 02220004	0834 02300019	0834 02330014
0834 02220005	0834 02300020	0834 02330015
0834 02220006	0834 02300021	0834 02340001
0834 02220007	0834 02300022	0834 02340002
0834 02220008	0834 02300023	0834 02340003
0834 02220009	0834 02300024	0834 02340004
0834 02220010	0834 02300025	0834 02340005
0834 02220011	0834 02300026	0834 02340006
0834 02220012	0834 02300027	0834 02340007
0834 02220013	0834 02300028	0834 02340008
0834 02220014	0834 02300029	0834 02340009
0834 02220015	0834 02300030	0834 02340010
0834 02220016	0834 02310001	0834 02340011
0834 02220017	0834 02310002	0834 02340012
0834 02220018	0834 02310003	0834 02340013
0834 02220019	0834 02310004	0834 02340014
0834 02230001	0834 02310005	0834 02340015
0834 02230002	0834 02310006	0834 02340016
0834 02230003	0834 02310007	0834 02340017
0834 02230004	0834 02310008	0834 02340018
0834 02230005	0834 02310009	0834 02340019
0834 02230006	0834 02310010	0834 02340020
0834 02230007	0834 02310011	0834 02340021
0834 02230008	0834 02310012	0834 02340022
0834 02230009	0834 02310013	0834 02340023
0834 02230010	0834 02310014	0834 02340024
0834 02230011	0834 02310015	0834 02340025
0834 02230012	0834 02310016	0834 02340026
0834 02230013	0834 02310017	0834 02340027
0834 02230014	0834 02310018	0834 02340028
0834 02230015	0834 02310019	0834 02340029
0834 02230016	0834 02310020	0834 02340030
0834 02230017	0834 02310021	0834 02410003
0834 02230018	0834 02310022	0834 02410004
0834 02230019	0834 02310023	0834 02410006
0834 02230020	0834 02310024	0834 02410007
0834 02230021	0834 02310025	0834 02410009
0834 02230022	0834 02310026	0834 02410010
0834 02230023	0834 02310027	0834 02410011
0834 02230024	0834 02310028	0834 02410014
0834 02230025	0834 02310029	0834 02410015
0834 02230026	0834 02310030	0834 02410016
0834 02230027	0834 02310031	0834 02410017
0834 02230028	0834 02310032	0834 02410018
0834 02230029	0834 0233 A	0834 02410019

**DESCRIPTION:** AMEND SE 98-V-042 PREVIOUSLY APPROVED FOR USES IN A FLOODPLAIN TO PERMIT SITE MODIFICATIONS

**LOCATION:** 6023 FORT HUNT ROAD

**Group: 98-V -048**

**APPLICATION:** SE **98-V -048** **TAXMAPS** 0834 02360017  
0834 02360017A  
0834 02360018  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 03/22/1999  
**APPLICANT:** AUDET, ROBERT D.  
**SUM AREA:** 8,950.00 SQ FEET

**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.21  
**DESCRIPTION:** USES IN A FLOODPLAIN  
**LOCATION:** 6400 WOOD HAVEN ROAD

**Group: 99-V -040**

**APPLICATION:** SE **99-V -040** **TAXMAPS** 0834 0235 A  
0834 02350001  
0834 02350002  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 02/28/2000 0834 02350003  
**APPLICANT:** GADROY, FRANCOIS X. & VIOLETTE J.  
**SUM AREA:** 14,626.00 SQ FEET

**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.34  
**DESCRIPTION:** USES IN A FLOODPLAIN  
**LOCATION:** 6311 POTOMAC AVENUE, ALEXANDRIA, VA

**Group: 2005-MV-024**

**APPLICATION:** SE **2005-MV-024** **TAXMAPS** 0834 02430027  
**STATUS:** APPLICATION APPROVED  
**STATUS DATE:** 03/13/2006  
**APPLICANT:** PROSPECT DEVELOPMENT CO., INC.  
**SUM AREA:** 12,542.00 SQ FEET

**ZONING DISTRIC** EXISTING + ARE  
R- 3 0.29  
**DESCRIPTION:** USES IN A FLOODPLAIN  
**LOCATION:** 6414 BOULEVARD VIEW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 29, 2016

**TO:** Angelica Gonzalez, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Mohan Bastakoti, P.E., Senior Engineer III   
South Branch  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Application# SE 2016-MV-010; 9172-ZONA-002-1; Tax Map#083-4-02-40-0501; Mount Vernon District

We have reviewed the subject application and offer the following stormwater management comments:

### Chesapeake Bay Preservation Ordinance (CBPO)

Resource Protection Area (RPA) is present within this site. CBPO Section 118-5-4, Waivers for Loss of Buildable Area in a Resource Protection Area is applicable for this project. The applicant shall submit waiver for loss of buildable area in RPA before the approval of an Infill lot grading plan.

### Floodplain

FEMA regulated flood hazard zone AE exists on this site. The lowest floor elevation shall be 18" above the 100-yr water surface elevation at this location.

### Downstream Drainage Complaints

There is no storm water complaint on file within the property.

### Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Angelica Gonzalez, Staff Coordinator  
Application# SE 2016-MV-010  
Page 2 of 3

Stormwater management

This activity is exempt from stormwater management requirements because the total lot area is less than one-half acre and no more than 500 square feet of new impervious area will be added.

Downstream Drainage System

A preliminary stormwater outfall narrative should be provided on the plan. The details of the hydrological and hydraulic computations will be reviewed with the infill lot grading plan review.

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Bijan Sistani, Chief, South Branch, SDID, DPWES  
Zoning Application File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 26, 2016

**TO:** Angelica Gonzalez, Staff Coordinator  
Zoning Evaluation Department, DPZ

**FROM:** Rachel Habig-Myers, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** New Alexandria, Block 40 Lot 501.SE2016-MV-010

This review is based upon the Special Exception Application SE 2016-MV-010 stamped “Received, Department of Planning and Zoning, August 17, 2016” and the Special Exception Plat and Tree Conservation Plan, Notes, and Details stamped “Received, Department of Planning and Zoning, August 17, 2016”. A site visit was conducted as part of this review on August 2, 2016.

1. **General Comment:** It appears that all comments have been met regarding tree preservation. The Urban Forest Management Division has no further comments regarding this SE application.

rh/

UFMDID #: 215560

cc: DPZ File

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Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 8, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Denise M. James, Chief *DMJ*  
Environment and Development Review Branch

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SE 2016-MV-010  
**Mussoline**

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special exception plan dated July 26, 2016. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### DESCRIPTION

The applicant requests approval to rebuild a home, or a portion of an existing home, in the one hundred year floodplain. The 7,150 square foot property is located on the north side of Olde Towne Road in the Mount Vernon Magisterial District and it is zoned R-3. The one hundred year floodplain traverses the southwestern corner of the subject property; however, the replacement house footprint is not proposed to encroach into the 100 year floodplain. A corner of the proposed porch would encroach into the Resource Protection Area (RPA) which is not exactly contiguous with the 100 year floodplain.

### ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

**Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and 100 year floodplain:** The 7,150 square foot subject property is located in the Belle Haven watershed and approximately ½ mile west of the Potomac River. A one story brick and vinyl dwelling unit originally built in 1956 exists on the subject property. The applicant requests approval to elevate the first floor to 12.5 feet in order to accommodate current flood elevation recommendations and to enlarge the footprint of the existing home with an addition and deck on the rear, as well as, a porch on the front of the structure.

The subject property is also characterized by Environmental Quality Corridor (EQC) as defined under the Policy Plan of the Comprehensive Plan, Resource Protection Area (RPA) under the County's Chesapeake Bay Preservation Ordinance (CBPO) and 100 year floodplain under the County's Zoning Ordinance. Neither the existing footprint nor the proposed house footprint encroaches currently in the floodplain or EQC which are contiguous. However, the southwest corner of the new porch does encroach into the RPA. The Department of Public Works and Environmental Services administers the Chesapeake Bay Preservation Ordinance and should address this issue.

On the April 13, 2016 submission for this special exception the RPA and 100 year floodplain were clearly defined. The current submission omits the RPA and floodplain delineations. Staff recommends that the RPA and 100 year floodplain be included on the most current submission.

**Green Building:** The revised statement of justification includes a reference to a green building commitment. Staff recommends that the commitment be incorporated into a development condition which includes a specific program, such as 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance or Earthcraft House. The development condition should also stipulate that attainment of the chosen program be demonstrated to the Environment and Development Review Branch of Department of Planning and Zoning prior to the issuance of the Residential Use Permit for the home.

DMJ: MAW

#### **COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, MV3-Belle Haven Community Planning Sector, as amended through October 20, 2015, page 141 states:

“The Belle Haven sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan....”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7 and 8 states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10 states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 states:

**“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC)....”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 18 states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 and 21 state:

**Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems... independent, third-party verified. ...

Policy c. Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. ...”



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 25, 2016

**TO:** Angelica Gonzalez  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sharad Regmi, P.E. (703-324-5008)  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. SE 2016-MV-010**  
**Tax Map No. 083-4-((02))-((40))-0501**

The proposed addition to a house in a floodplain does not have adverse impact on the sanitary sewer system. Please contact me at the number above if you have any questions.

FAIRFAX COUNTY  
WASTEWATER MANAGEMENT



*Quality of Water = Quality of Life*

**Department of Public Works and Environmental Services**  
**Wastewater Planning & Monitoring Division**

12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035

**Phone:** 703-324-5030, **Fax:** 703-803-3297

[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		