



McLean Citizens Association Resolution
Stephen C. Bryan and Sally T. Bryan
Special Exception 2014-DR-057
1318 Rockland Terrace
Tax Map 31-1 ((1)) 18, 17D
February 4, 2015

Whereas, Stephen C. Bryan and Sally T. Bryan own two parcels comprising 5.63 acres in the R-1 residential district at 1318 Rockland Terrace; and

Whereas, the property is currently developed with one single-family dwelling and a brick outbuilding, and the owners are proposing to subdivide in order to develop 3 new single-family detached dwellings; and

Whereas, the owners are seeking a Special Exception permit for a cluster subdivision, the purpose of which is to permit smaller lot sizes in order to preserve the environmental integrity of a site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation; and

Whereas, 48% of the subject property, or 2.87 acres, lies within a Resource Protected Area (RPA) and Environmental Quality Corridor (EQC) along a Pimmit Run tributary, and is wooded with environmentally sensitive features such as flood plain and a topology exceeding 15% grade; and

Whereas, these 2.87 acres would become an outlot parcel, owned by the nascent homeowners association and protected by a conservation easement; and

Whereas, the remaining 2.64 acres of the property would be subdivided into 4 lots with single-family dwellings; and

Whereas, the site would have 46% open space; and

Whereas, the applicant proposes to re-vegetate two areas within the RPA/EQC comprising 9,760 square feet, with 23 overstory trees, 45 understory trees and 244 shrubs; and

Whereas, developing the property as a conventional subdivision would result in reduced open space, more impervious surface and the loss of desirable vegetation; and

Whereas, as part of the Special Exception application the applicants are seeking three waivers that would allow:

- a) The utilization of underground stormwater detention in a residential area,
- b) On-lot stormwater management facilities on fewer than seven lots,
- c) A cluster subdivision of less than 5 acres; and

Whereas, the applicants would dedicate a trail easement, coincident with the sanitary sewer easement, from Rockland Terrace to the southwest corner of the property;

Now, therefore, be it resolved that the McLean Citizens Association supports the approval of Special Exception application 2014-DR-057.

*Approved by the MCA Board of Directors
February 4, 2015*

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

cc: John Foust, Dranesville District Supervisor
John Ulfelder, Dranesville District Planning Commissioner
Ben Wiles, Staff
Matthew J. Allman, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Fairfax County Planning Commission
Fairfax County Board of Supervisors