



McLean Citizens Association Resolution
Krishna R. Murthy
Special Exception 2014-DR-033
Water Quality Impact Assessment 6100-WQ-003-2
RPA Encroachment Exception 6100-WRPA-005-2
8512 Lewinsville Road
Tax Map 29-1 ((1)) 25
April 12, 2015

Whereas, Krishna R. Murthy owns a 0.56-acre parcel at 8512 Lewinsville Road in the R-1 residential district, and

Whereas, the property is currently developed with one single-family detached dwelling and two storage sheds; and

Whereas, the property lies entirely within the 100-year floodplain and the Resource Protection Area (RPA) associated with Rocky Run which crosses the property, and

Whereas, the applicant wishes to reconstruct the house and would be required to elevate the first floor at least 18-inches above the 100- year flood level using 123 cubic feet of fill; and

Whereas, the introduction of fill into the floodplain and the encroachment into the seaward 50 feet of the RPA requires approval of a Special Exception permit, Water Quality Impact Assessment and RPA Encroachment Exception by the Board of Supervisors; and

Whereas, the lot was recorded in 1956, 37 years before the property was subsumed by the county-designated RPA in 1993 which resulted in the loss of buildable area; and

Whereas, the lot does not conform to the minimum lot size requirement for an R-1 property because it recorded before the adoption of the current Zoning Ordinance; and

Whereas, the applicant proposes to demolish the existing house and construct a 1,998 square foot single-family detached dwelling above the flood level; and

Whereas, a maximum of 10,200 square feet of RPA would be disturbed during construction and the redeveloped property would have 9% less impervious area by reducing the size of the driveway, constructing the driveway of pervious material, removing two patios and two storage sheds, and siting the house closer to Lewinsville Road; and

Whereas, the proposed development would meet the required findings and criteria for an RPA Encroachment Exception including, but not limited to:

- 1) Elevating the first floor of the structure to 21 inches above flood level,
- 2) Floodproofing the structure to County, State and Federal requirements,

- 3) Minimizing the amount of fill and land disturbance,
- 4) Establishing a vegetated area equal in size to the area of encroachment,
- 5) Causing no increase in water surface elevation above the 100-year flood level or substantial degradation in water quality, and

Whereas, the applicant would commit to preserving 7,300 square feet of vegetation and providing another 8,650 square feet of supplemental plantings consisting of 20 overstory trees, 40 understory trees and 220 shrubs; and

Whereas, the applicant would dedicate 5 feet of property frontage for a future bike trail; and

Whereas, the proposed re-development and RPA encroachment are in harmony with the Fairfax County Chesapeake Bay Preservation Ordinance, Zoning Ordinance and Comprehensive Plan;

Now, therefore, be it resolved that the McLean Citizens Association supports the approval of Special Exception 2014-DR-033, Water Quality Impact Assessment 6100-WQ-003-2 and RPA Encroachment Exception 6100-WRPA-005-2.

*Approved by the MCA Executive Committee on behalf of the MCA Board of Directors
April 12, 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
Krishna R. Murthy
Fairfax County Planning Commission
Fairfax County Board of Supervisors