

MVCCA RESOLUTION J 2014-02

Opposing Request for a Special Exception to fill in a floodplain and construct a home within a Resource Protection Area (#SE 2014-MV-019)

1. WHEREAS, the Applicant proposes to construct a new single family detached home on a vacant lot located entirely within a Resource Protection Area (RPA) and the 100-year Floodplain;
2. WHEREAS, RPAs are corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways and serve to protect water quality, filter pollutants from and reduce the volume of stormwater runoff, prevent erosion and perform other important biological and ecological functions;
3. WHEREAS, the Fairfax County Zoning Ordinance (Article 2, Part 9) regulates uses in floodplains “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”;
4. WHEREAS, the Fairfax County Zoning Ordinance (Article 2, Part 9) states that, “Any decision of the Director [of the Department of Planning and Zoning] or Board [of Supervisors] regarding a use in a floodplain shall be based on consideration of at least all of the following factors:
 - A. Type and location of proposed structure and/or use
 - B. Access to site
 - C. Frequency and nature of flooding
 - D. Nature and extent of any proposed grading or fill
 - E. Impact of proposal on the floodplain on properties upstream and downstream
 - F. Potential of proposal to cause or increase flooding or to jeopardize human life
 - G. Impact of the proposed use on the natural environment and on water quality”;
5. WHEREAS the New Alexandria Citizens Association confirms that this property, properties immediately adjacent to this one, and the New Alexandria community frequently flood even during normal rain events, requiring Fairfax County to bring in pumping equipment (at taxpayer expense) to pump floodwater away from New Alexandria homes (Zoning Ordinance Factor C);
6. WHEREAS the Applicant requests approval to add 570 cubic yards of fill in the floodplain, which will displace and speed up stormwater runoff off of this property and direct it onto surrounding properties, increasing the risk and extent of flooding of nearby properties (Zoning Ordinance Factors E and F);
7. WHEREAS, the New Alexandria Citizens’ Association is opposed to approval of SE because filling in this floodplain and adding impervious surface (driveway and roof) will contribute to frequent flooding of surrounding properties;

BE IT RESOLVED, that the Mount Vernon Council of Citizens’ Associations supports the position of the New Alexandria Citizens’ Association in their opposition to this application, and OPPOSES this Special Exception request.