



DEPARTMENT OF ENVIRONMENTAL SERVICES  
Office of Sustainability and Environmental Management

2100 Clarendon Boulevard, Suite 705, Arlington, VA 22201  
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May 7, 2018

Ms. Julia Norton  
2938 26<sup>th</sup> St N  
Arlington, VA 22207

RE: Approval of exception request – 2938 26<sup>th</sup> Street N.

Dear Ms. Norton:

On Thursday, May 3, 2018, the Chesapeake Bay Ordinance Review Committee (CBORC) unanimously approved an exception request under Section 61-16.A of the Chesapeake Bay Preservation Ordinance for a deck addition at the property with address 2938 26<sup>th</sup> Street N. The exception allows a new encroachment into the Resource Protection Area (RPA) extending from Windy Run.

CBORC's approval is conditioned upon implementation of the design and mitigation measures specified in the exception request and Water Quality Impact Assessment (WQIA) filed with the County on March 21, 2018 and reflected in the final staff report and attachments dated April 9, 2018. To ensure that clear guidance exists for implementation and enforcement of these measures, which shall be guaranteed in perpetuity through the Stormwater Facility Maintenance and Monitoring Agreement, the approved plan submission shall include a revised Landscape Conservation Plan Invasive Species Management Narrative (Sheet C-1201) identifying that the required invasive control measure is limited to removal of English ivy from on-site trees and on the ground within three feet of each tree root flare.

The CBORC approval includes the following additional requirement:

1. The homeowner shall implement measures to stabilize soil currently retained by the super silt fence. Such measures shall be inspected and approved by Arlington County Office of Sustainability and Environmental Management staff prior to closure of the Land Disturbing Activities permit for the project. Any plantings installed to fulfill this requirement shall be native species.

In addition to these requirements, CBORC recommends gradual removal of all English ivy from the Resource Protection Area on the property. Re-vegetation of bare soil areas with appropriate native plant species is also recommended. Arlington County Office of Sustainability and Environmental Management staff are able to provide appropriate plant lists, references and technical support if desired by the homeowner.

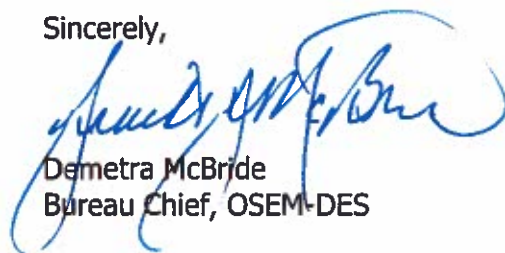
You must submit a plan to County Staff within 90 days of receiving this letter that demonstrates compliance with the above conditions. After this plan is approved, you shall implement the plan within one year of approval.

In granting this exception, the Committee concludes that the required findings established under Section 61-16.C have been met, and that the design and mitigation measures

and requirements referenced above will improve water quality, runoff attenuation, and RPA vegetation in comparison to current site conditions while minimizing impacts to the natural topography of the RPA.

Staff and the Committee both appreciate your cooperation during this process. Please note that a copy of this letter shall be included with the plans you submit for your building permit. If you have any questions about this exception approval and its required conditions, please contact Christin Jolicoeur at (703) 228-3588.

Sincerely,



Demetra McBride  
Bureau Chief, OSEM-DES

Cc: Trent Wahl/Trent Wahl Homes  
Jason Papacosma, DES/OSEM  
Gayle England, DES/OSEM  
Qianqian Li, DES/ DS  
Nader Mahmoudpour, DES/DS  
Mary Carrig, DES/DS  
Kevin Stalica, DPR  
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