

RESOLUTION

GRANTING AN EXCEPTION ON JCC RE TAX PARCEL NO. 3221200186


WHEREAS, **Patricia T. Venable**, (the "Applicant") has appeared before the Chesapeake Bay Board of James City County (the "Board") on **October 8th, 2008** to request an exception to the use of the Resource Protection Area (the "RPA") on a parcel of property identified as JCC RE Tax Parcel No. **3221200186** and further identified as **5108 Essex Court** (the "Property") as set forth in the application **CBE-09-009** for **approximately 530 square feet of encroachment into the RPA buffer** for the purpose of **constructing an additional wood deck**; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, following a public hearing, the Chesapeake Bay Board of James City County by a majority vote of its members FINDS that:

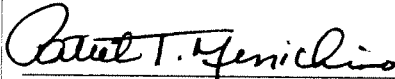
1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code, and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - **The applicant must obtain all other permits required from agencies that may have regulatory authority over the proposed activities, including a James City County building permit.**
 - **Full implementation of the RPA Mitigation Plan submitted with the WQIA and any additional Board mitigation requirements must be completed prior to the final building inspection conducted by the Division of Code Compliance.**

- Implementation would be guaranteed through the provisions of the Ordinance contained in Sections 23-10(3)(d) and 23-17(c) where installation of the plant material is required prior to the certificate of occupancy or through a form of surety satisfactory to the County Attorney.
- The size of the mitigation trees shall be a minimum of 1" to 1 ½" caliper, and the shrubs shall be 3-5 gallon container size and a minimum of 18" tall. All trees and shrubs shall be native species approved by the Environmental Division.
- This exception request approval shall become null and void if construction has not begun by October 8, 2009.



William Appelson
Chair, Chesapeake Bay Board

ATTEST:



Scott J. Thomas Patrick T. Menichino
~~Secretary to the Board~~ Compliance Specialist

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day
of October 2008 .

GrantExcTemp.res