

## RESOLUTION

### GRANTING AN EXCEPTION ON JCC RE TAX PARCEL NO. 3720500032

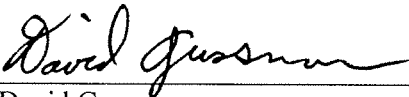
WHEREAS, **Hallmark Builders, Inc.** (the "Applicant") on behalf of **Paul and Jane Hart** (the "Owners") has appeared before the Chesapeake Bay Board of James City County (the "Board") on **August 11, 2010** to request an exception to the use of the Resource Protection Area (the "RPA") on a parcel of property identified as JCC RE Tax Parcel No. **3720500032** and further identified as **104 Braemore in the Ford's Colony Subdivision** (the "Property") as set forth in the application **CBE-11-001** for the purpose of **constructing a new single family dwelling**; 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:

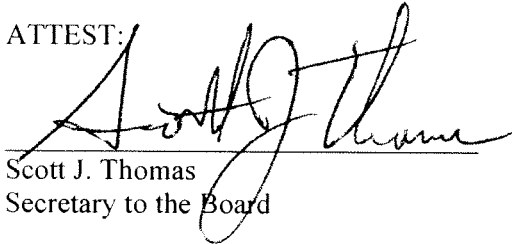
1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The 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 building permit from James City County Code Compliance.**
  - **The mitigation plan must be revised to meet County mitigation standards by including 14 understory trees prior to the plan's implementation in the field.**

- The size of the trees planted shall be a minimum of 1-1/2 inch caliper (six to eight feet tall) and the shrubs shall be 3 gallon size. All vegetation shall be native species approved by the Environmental Division.
- Full implementation of the RPA Mitigation Plan submitted with the WQIA and any additional Board mitigation requirements shall be guaranteed through the provisions of the Ordinance contained in Sections 23-10(3)(d) and 23-17(c), by providing a form of surety satisfactory to the County Attorney.
- This exception request approval shall become null and void if construction has not begun or all improvements including the required mitigation plantings are not completed by August 11, 2011.
- Written requests for an extension to an exception shall be submitted to the Environmental Division no later than 2 weeks prior to the expiration date.



David Gussman  
Chairman, Chesapeake Bay Board

ATTEST:



Scott J. Thomas  
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of August 2010.

GrantExcTemp.res