

RESOLUTION

GRANTING AN EXCEPTION ON JCC RE TAX PARCEL 3233100040

WHEREAS, Doug Harbin with Wayne Harbin Builder, Inc (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") 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 3233100040 and further identified as 219 Oakmere Park in the Ford's Colony subdivision (the "Property") as set forth in the application CBE-16-015 for the purpose of constructing a single family home and 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 on September 9, 2015, 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:
 - 1) The Applicant must obtain all other necessary federal, state, and local permits as required for the project.
 - 2) The Applicant must provide an acceptable mitigation plan with the required mitigation of 11 canopy trees, 22 understory trees and 33 shrubs or a variation of the required plant material acceptable to the Engineering and Resource Protection Division staff.
 - 3) The Applicant must provide calculations for and show the locations of the rain gardens and infiltration practices stated in the submitted Sensitive Area Activity application

- 4) Prior to construction, a \$4,500 surety shall be submitted in a form acceptable to the County Attorney's office, to the guarantee the mitigation.
- 5) This exception request approval shall become null and void if construction has not begun by September 9, 2016.
- 6) Written requests for an extension to an exception shall be submitted to the Engineering and Resource Protection Division no later than 6 weeks prior to the expiration date.


 Michael Woolson
 Senior Watershed Planner


 William Apperson
 Vice Chair, Chesapeake Bay Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 9th day of September 20 15

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF September 20 15 IN THE COMMONWEALTH OF VIRGINIA IN THE COUNTY OF JAMES CITY.


 NOTARY PUBLIC

7014335
 REGISTRATION

MY COMMISSION EXPIRES 12/31/18

MELANIE J. DAVIS NOTARY PUBLIC REG. #7014335 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES DECEMBER 31, 2018
