

RESOLUTION

CASE NO. CBPA-18-108. 2917 LEATHERLEAF DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE

EXCEPTION EXTENSION

WHEREAS, Mr. Edwin Keusey (the "Applicant") applied to the Chesapeake Bay Board of James City County (the "Board") on August 8, 2018, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Parcel No. 0510200010 and further identified as 2917 Leatherleaf Drive (the "Property") as set forth in the application CBPA-18-108 for the purpose of constructing an attached deck; and


WHEREAS, the Applicant has requested a one-year extension to the exception granted by the Board on August 8, 2018; and

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

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, 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:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and

- b. The applicant submit a mitigation plan with two planting units, along with a \$1,000 surety to guarantee the plantings; and
- c. This exception request approval shall become null and void if construction has not begun by August 14, 2020; and
- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than six weeks prior to the expiration date.


David Gussman
Chair, Chesapeake Bay Board


Michael Woolson
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2019.

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