

RESOLUTION

CASE NO. CBPA 19-0055. 10025 SYCAMORE LANDING ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Jeffrey Miller (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on August 14, 2019, 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. 0720400007 and further identified as 10025 Sycamore Landing Road (the "Property") as set forth in the application CBPA 19-0055 for the purpose of constructing a detached garage; 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 must submit a mitigation plan that details the size, location, and name of the required plant materials, which shall be one canopy tree and three shrubs or equivalent; and
 - c. The applicant must submit an erosion and sediment control plan for review and approval. If applicable, the applicant must apply for a land disturbing permit; and

- d. A surety of \$500 to be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation requirements; and
- e. This exception request approval shall become null and void if construction has not begun by August 14, 2020; and
- f. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than July 3, 2020, 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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