

RESOLUTION

CASE NO. CBPA 19-0115. 11 GRAY GABLES

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Lance Frost (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 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 Map Parcel No. 5920100001 and further identified as 11 Gray Gables (the "Property") as set forth in the application CBPA 19-0115 for the purpose of replacement of a mobile 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, 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. A mitigation plan consisting of one planting unit be submitted for approval; and
 - c. A surety of \$250 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

- d. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.



David Gussman
Chair, Chesapeake Bay Board



Michael D. Woolson
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

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