

A G E N D A
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
County Government Center, Building F
June 8, 2022
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the May 11, 2022, Regular Meeting

D. PUBLIC HEARINGS

1. CBPA-22-0057 : 729 East Tazewells Way
2. CBPA-22-0066 : 4756 Bristol Circle
3. CBPA-22-0060 : 4816 Hickory Signpost Road
4. CBPA-22-0063 : 112 North Knob Hill
5. CBPA-22-0053 : 1568 Harbor Road

E. BOARD CONSIDERATIONS

F. MATTERS OF SPECIAL PRIVILEGE

G. ADJOURNMENT

ITEM SUMMARY

DATE:

TO: Chesapeake Bay Board

FROM: Trevor Long, Chesapeake Bay Board Secretary

SUBJECT:

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:06 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:07 PM
Publication Management	Pobiak, Amanda	Approved	6/2/2022 - 3:16 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 4:08 PM

ITEM SUMMARY

DATE: 6/8/2022
TO: Chesapeake Bay Board
FROM: Trevor Long, Chesapeake Bay Board Secretary
SUBJECT: CBPA-22-0057 : 729 East Tazewells Way

Mr. Mark Adam, Black Tip Associates LLC, has applied for a Chesapeake Bay Exception on behalf of Mr. Peter and Ms. Linda Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, JCC Parcel No. 5030400103.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Resolution	Resolution
☐	Presentation	Presentation
☐	Site Plan	Exhibit
☐	APO Letter	Backup Material
☐	APO List	Backup Material
☐	Gazette Ad	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:01 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:05 PM
Publication Management	Daniel, Martha	Approved	6/2/2022 - 3:13 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 3:50 PM

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-22-0057. 729 East Tazewells Way
Staff Report for the June 8, 2022, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. Peter and Mrs. Linda Brownell

Agent: Mr. Mark Adam, Black Tip Associates LLC

Location: 729 East Tazewells Way

Parcel Identification No.: 5030400103

Parcel: Lot 103, Phase 2 Tazewell's Hundred

Lot Size: 0.43 acres

Area of Lot in Resource Protection Area (RPA): 0.28 acres (65%)

Watershed: College Creek (JL34)

Floodplain: None

Proposed Activity: Construction of a deck

Impervious Cover: 793 square feet

RPA Encroachment: 333 square feet, landward 50-foot RPA
460 square feet, seaward 50-foot RPA

Staff Contact: Trevor A. Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Mark Adam, Black Tip Associates LLC, has applied for a Chesapeake Bay Exception on behalf of Mr. Peter and Mrs. Linda Brownell for encroachments into the RPA buffer for the construction of a deck located at 729 East Tazewells Way within the Kingsmill subdivision and the College Creek watershed. The property is further identified as James City County Tax Map Parcel No. 5030400103. The parcel was platted in 1981, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.43 acres, of which 65% is located within the RPA. On May 31, staff from the James City County Stormwater and Resource Protection Division made a site visit to the applicants home and found that the proposed 793 square foot deck was already constructed prior to the approval of the Chesapeake Bay Preservation Waiver and a Building Permit. The existing deck includes 333 square feet of impacts to the landward 50-foot RPA and 460 square feet of impacts to the seaward 50-foot RPA. Should this exception request be approved, required mitigation for this amount of impervious impacts shall be doubled equaling to four planting units (four canopy trees, eight understory trees, and twelve shrubs). Additional requirements associated with the after-the-fact exception request approval would include the payment of a surety and a civil charge payment of \$4,500 prior to the issuance of a building permit.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a deck. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a deck is considered accessory in nature.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
2. Granting the exception will not confer upon the Applicants 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; and
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; and
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; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be moderate for the proposed development. Staff recommends denial for this exception request and removal of the deck however; if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The applicants must obtain all other necessary federal, state, and local permits as required for the project, including a building permit if necessary; and
2. The submittal of a mitigation plan equating to four canopy trees, eight understory trees, and twelve shrubs be submitted to the Stormwater and Resource Protection Division prior to issuance of a building permit; and
3. A surety of \$2,000 be submitted prior to the issuance of a building permit in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
4. The placement of 3 inches of gravel overtop filter fabric under the footprint of the deck; and
5. That the civil charge of \$4,500 be paid prior to the issuance of a building permit; and
6. This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
7. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

TAL/ap
CBPA22-57_729ETazewllsWy

- Attachments:
1. Resolution
 2. Site Plan

RESOLUTION

CASE NO. CBPA-22-0057. 729 EAST TAZEVELLS WAY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Mark Adam, Black Tip Associates LLC, on behalf of Mr. Peter and Mrs. Linda Brownell, (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on June 8, 2022, 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. 5030400103 and further identified as 729 East Tazewells Way (the “Property”) as set forth in the application CBPA-22-0057 for the purpose of construction of a 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 Applicants 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 as required for the project, including a building permit if necessary; and
 - b) The submittal of a mitigation plan equating to four canopy trees, eight understory trees, and twelve shrubs be submitted to the Stormwater and Resource Protection Division prior to project start; and
 - c) A surety of \$2,000 be submitted in a form acceptable to the James City County

Attorney's Office to guarantee the mitigation plantings; and

- d) The placement of 3 inches of gravel overtop filter fabric under the footprint of the deck; and
- e) That a civil charge of \$4,500 be paid prior to the issuance of a building permit; and
- f) This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
- g) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Trevor A. Long
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of June, 2022.

CBPA22-57_729ETazewllsWy-res



Chesapeake Bay Board of James City County, Virginia

June 8, 2022

CBPA 22-0057

Peter and Linda Brownell

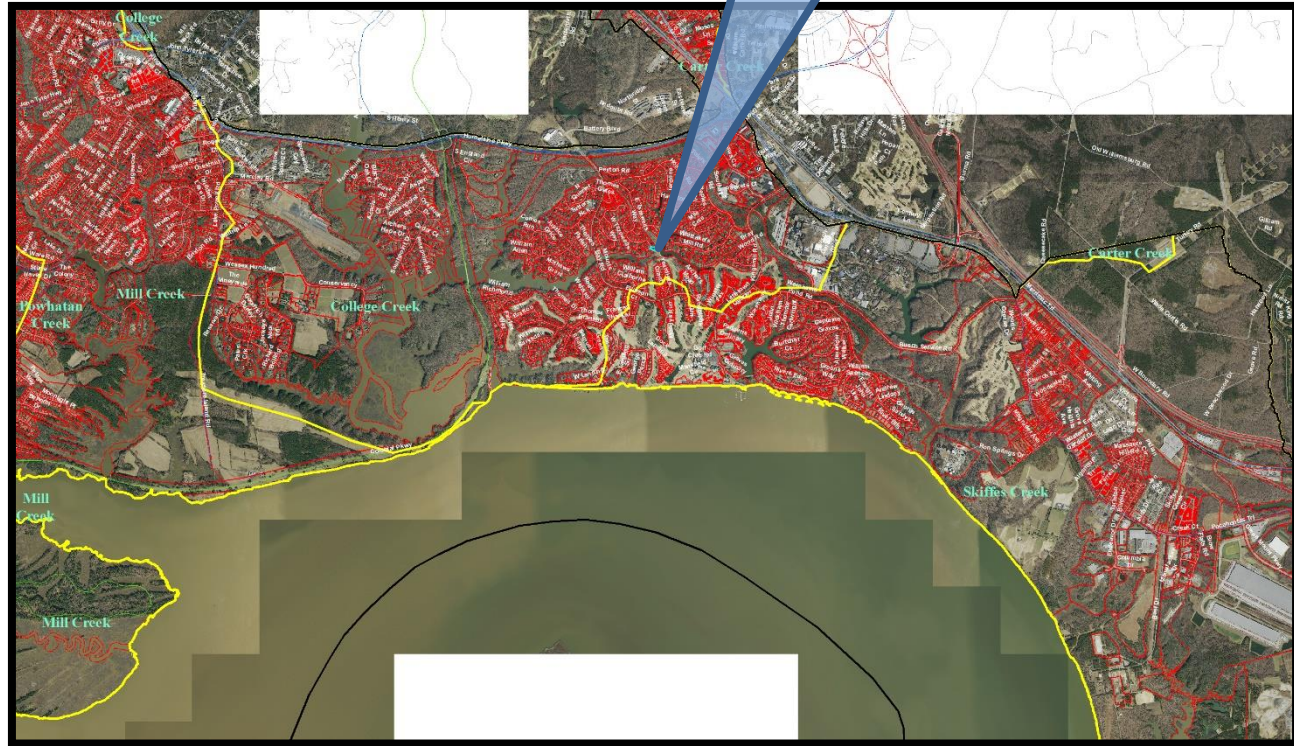
729 East Tazewells Way



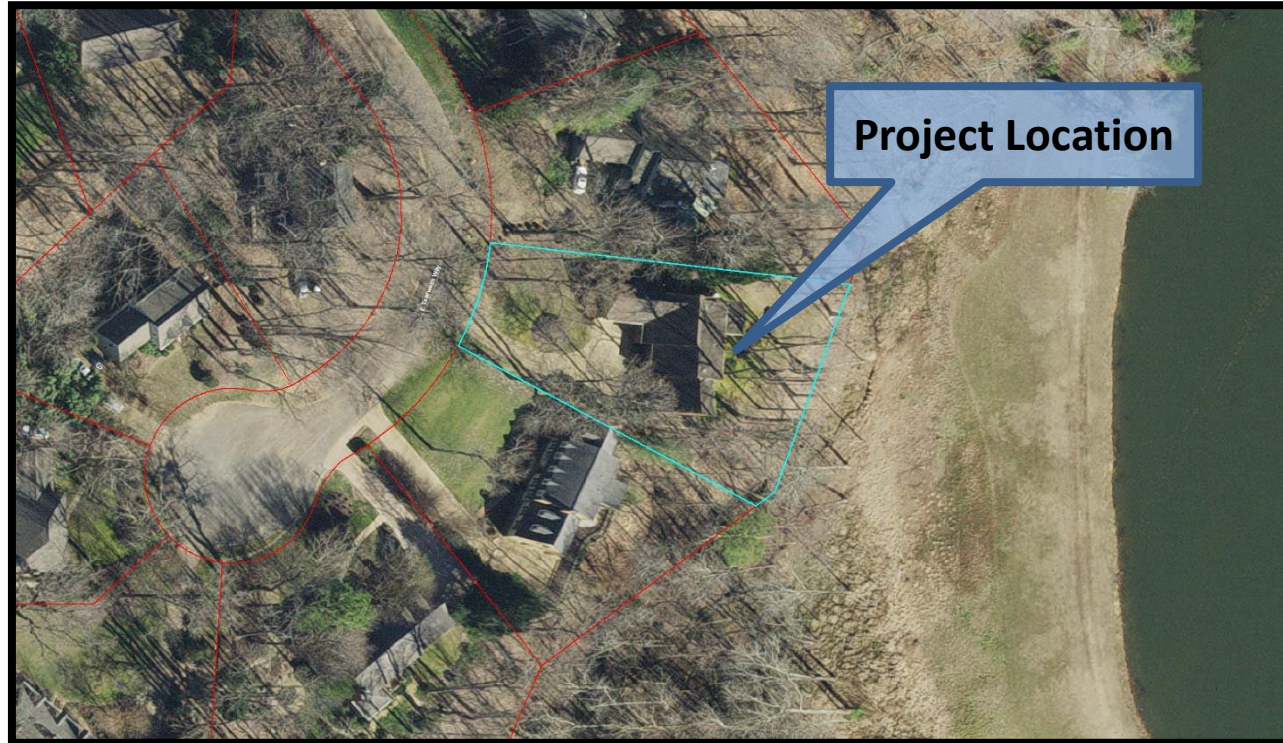
Applicant Request

- ✓ Construction of a deck.

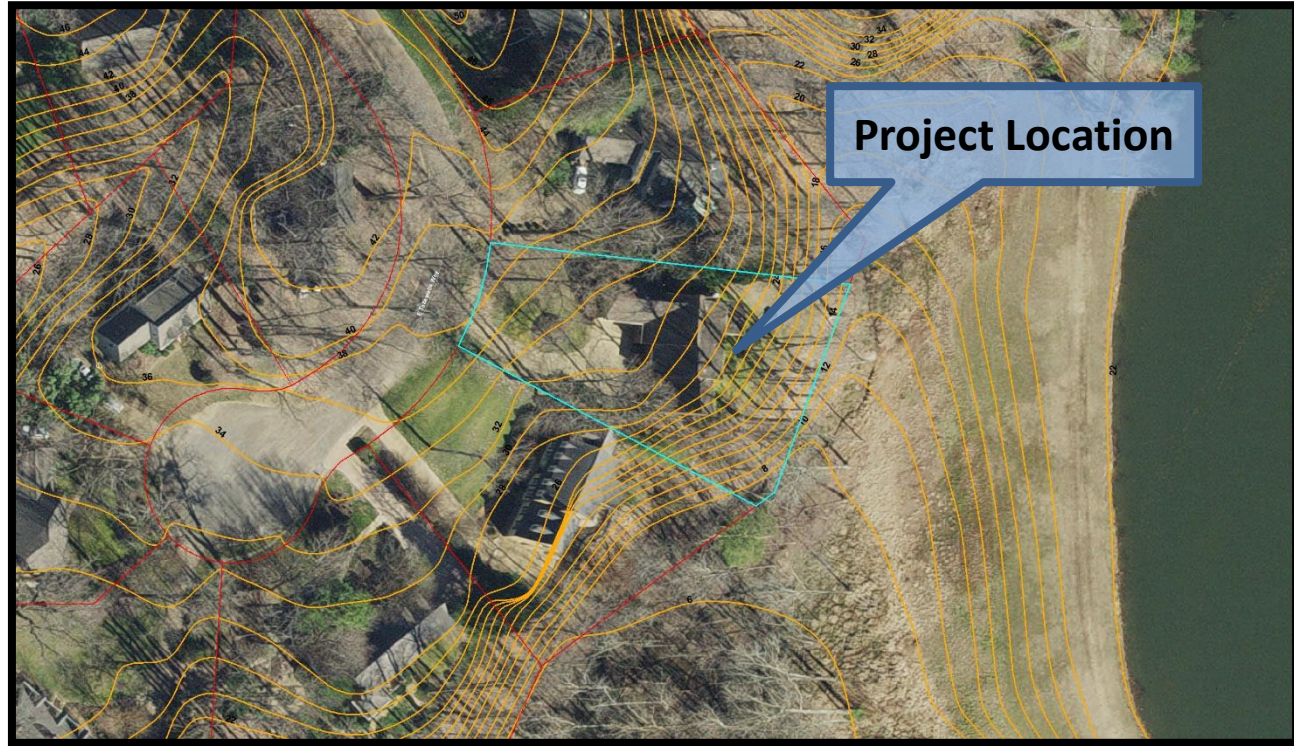
Subject Parcel



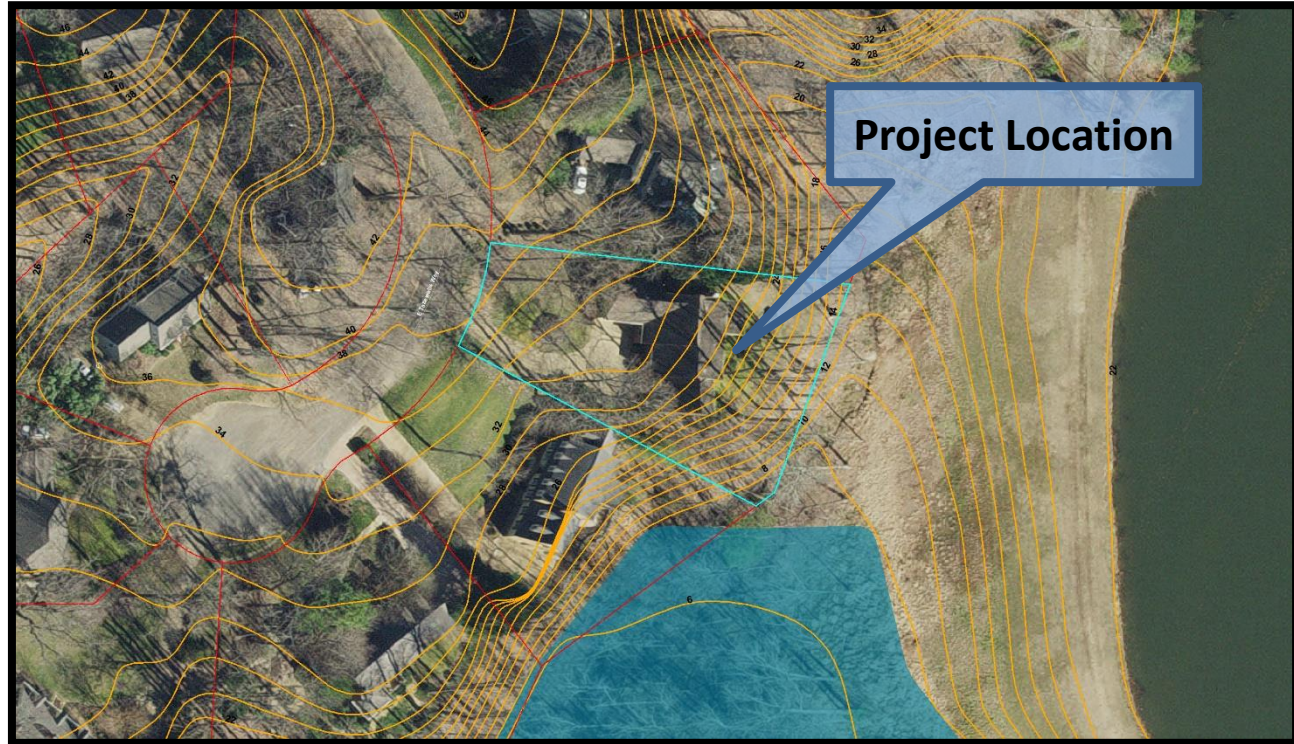
Vicinity Map
CBPA-22-0057
729 East Tazewells Way



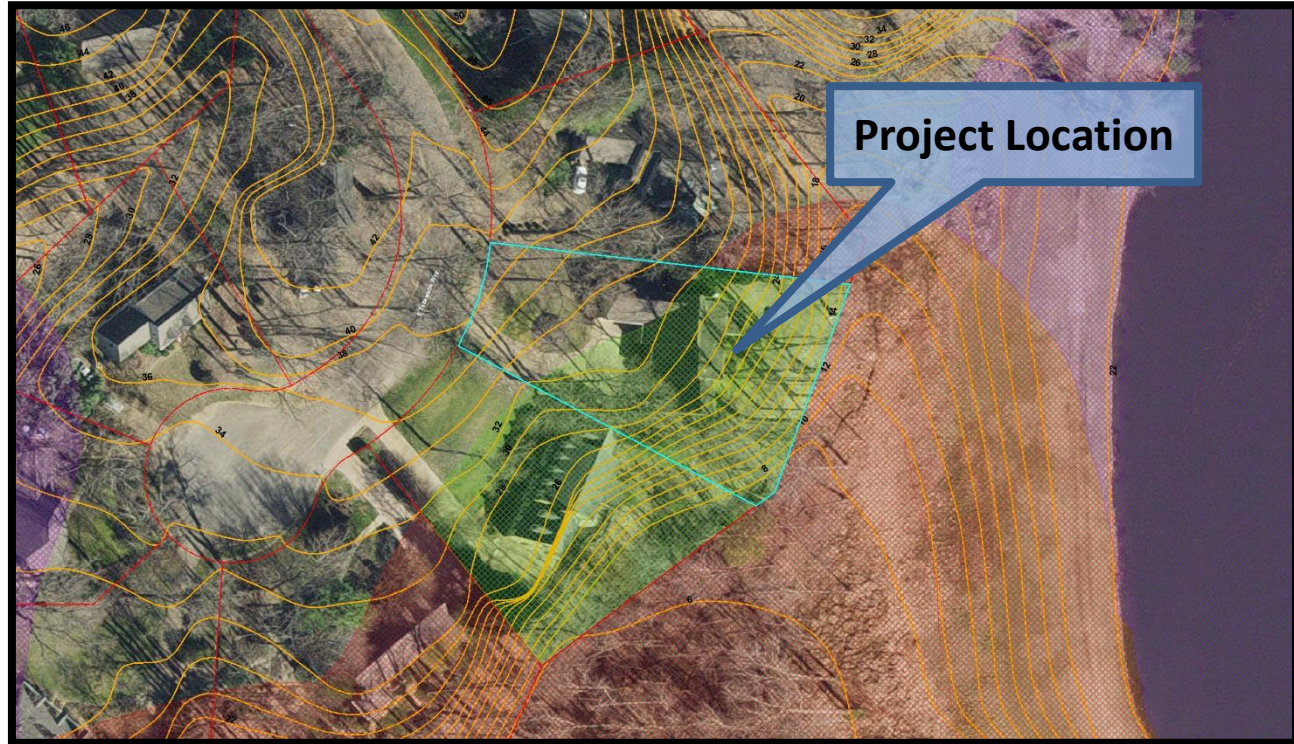
Aerial Photograph
CBPA-22-0057
729 East Tazewells Way



Topography
CBPA-22-0057
729 East Tazewells Way



Floodplain
CBPA-22-0057
729 East Tazewells Way



Resource Protection Area
CBPA-22-0057
729 East Tazewells Way

Site Plan showing proposed improvements, submitted March 4, 2022. For representative use only for presentation of case #CBPA-22-0057

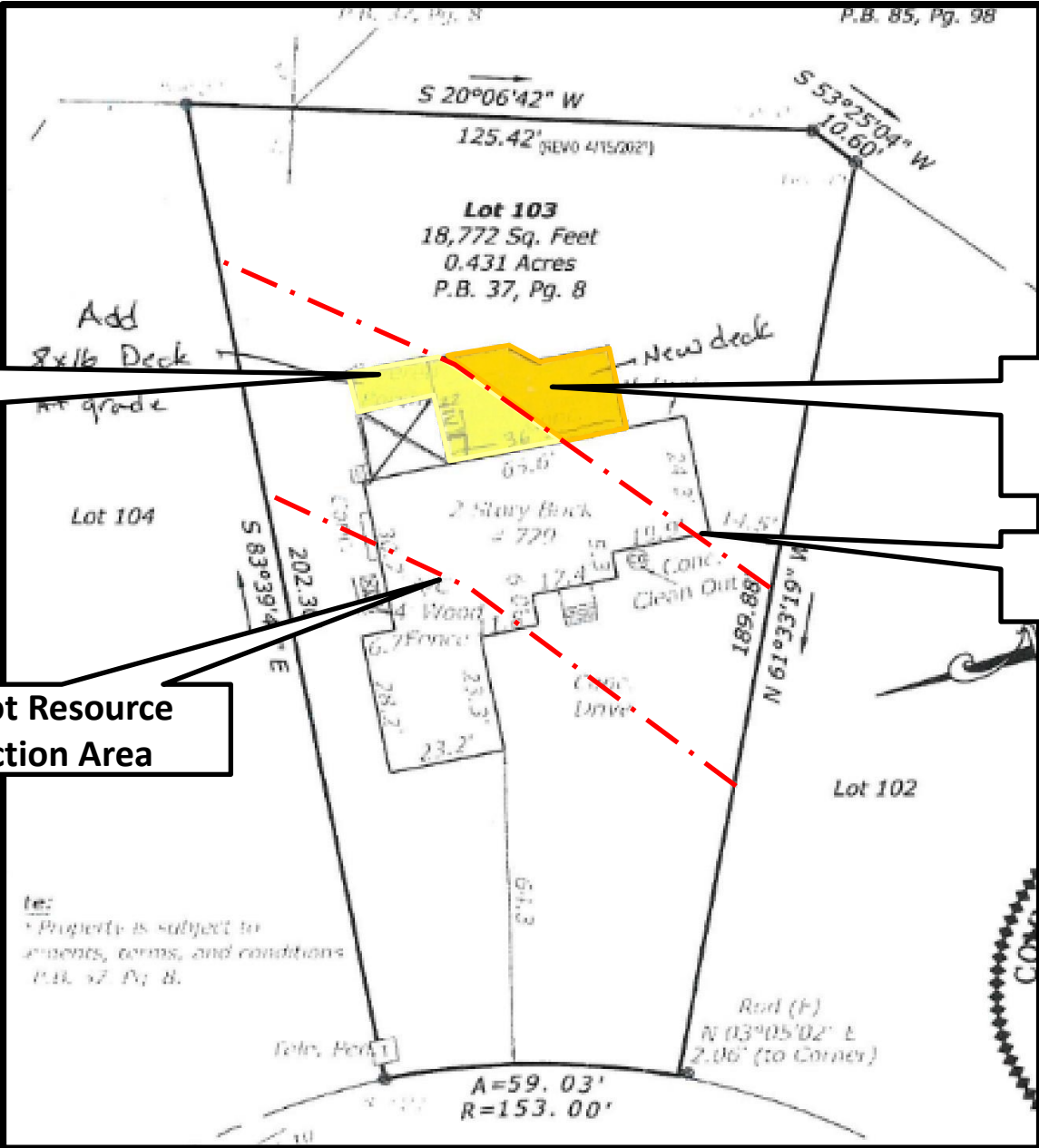
Proposed Deck Landward 50-foot Encroachment

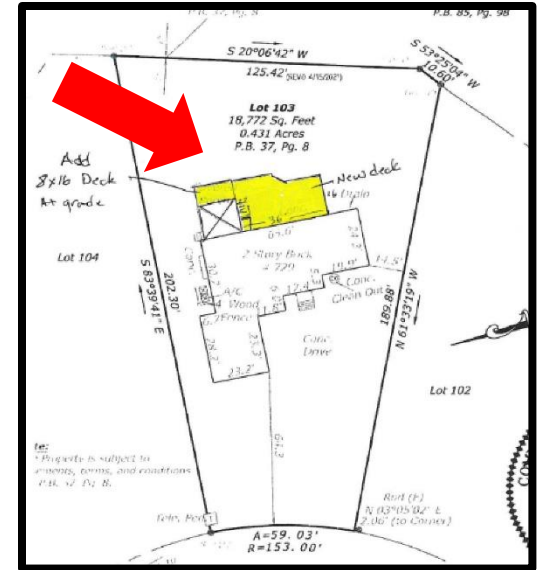
Proposed Deck Seaward 50-foot Encroachment

50-foot Resource Protection Area

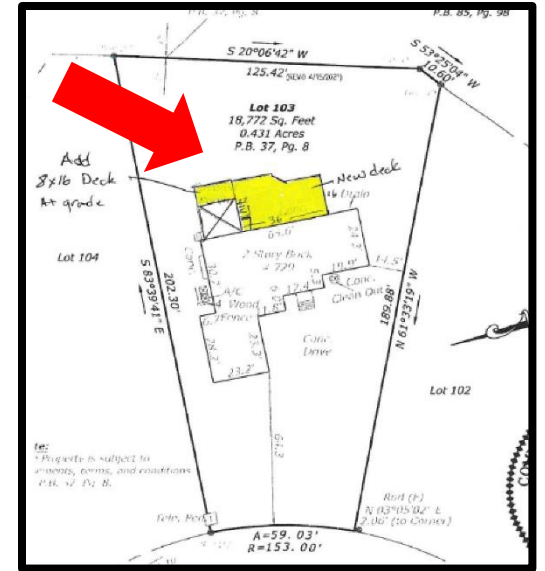
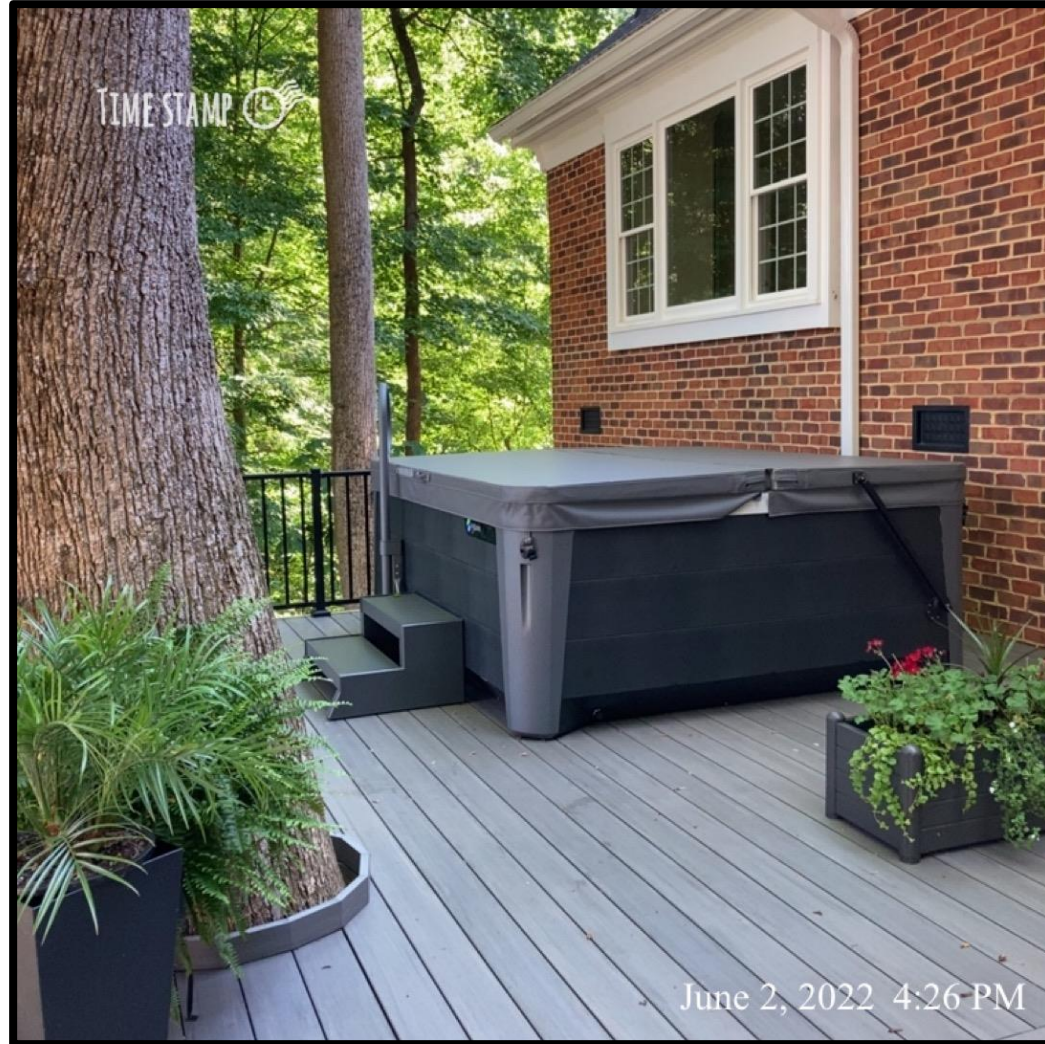
100-foot Resource Protection Area

Site Plan - CBPA-22-0057
729 East Tazewells Way

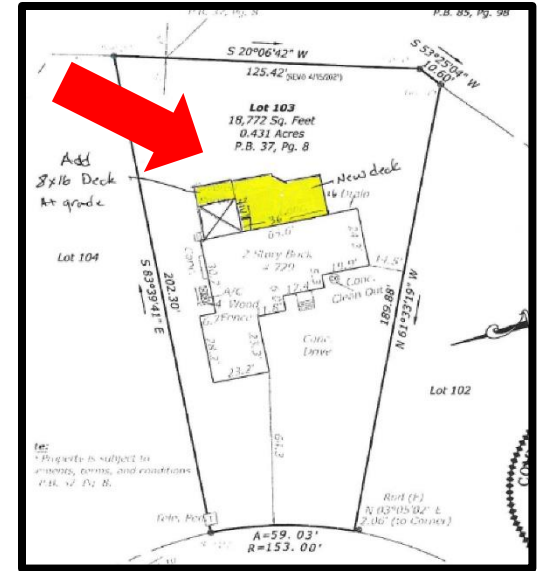




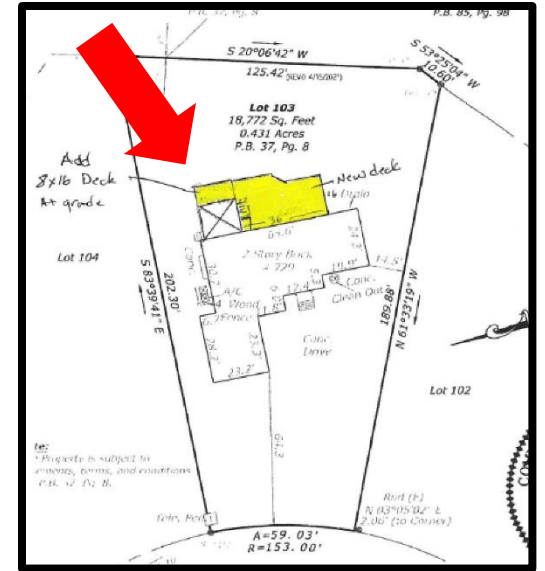
Site Photograph #1 - CBPA-22-0057
729 East Tazewells Way



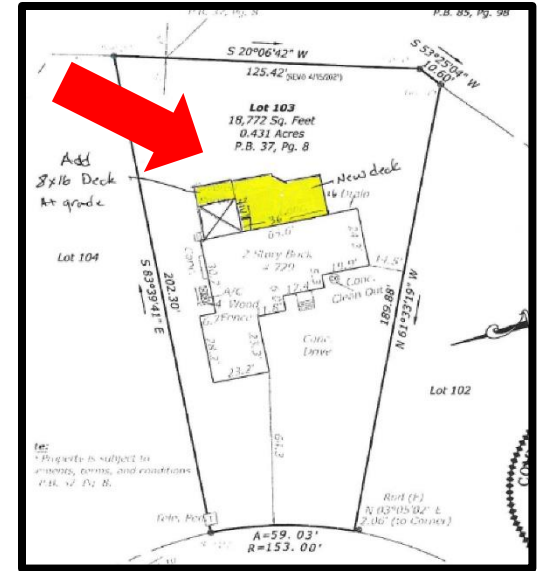
Site Photograph #2 - CBPA-22-0057
729 East Tazewells Way



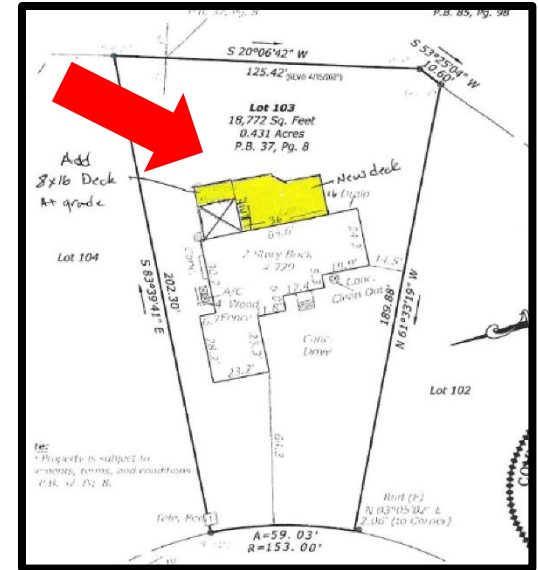
**Site Photograph #3 - CBPA-22-0057
729 East Tazewells Way**



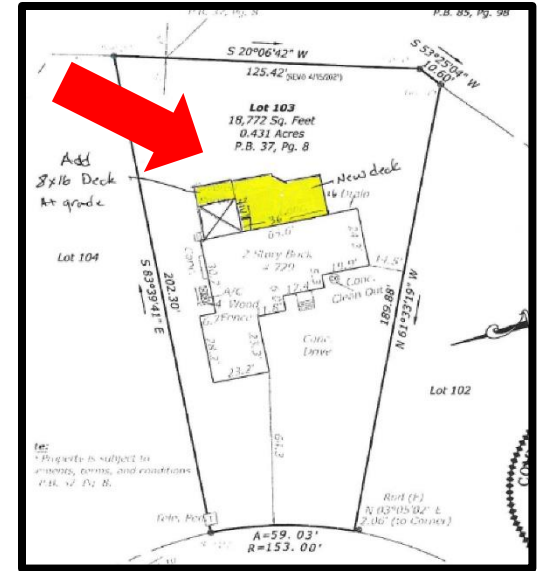
Site Photograph #4 - CBPA-22-0057
729 East Tazewells Way



Site Photograph #5 - CBPA-22-0057
729 East Tazewells Way



Site Photograph #6 - CBPA-22-0057
729 East Tazewells Way



**Site Photograph #7 - CBPA-22-0057
729 East Tazewells Way**

Considerations



The Board may grant exceptions to Section 23-7 if the applications meets the following five conditions:

- ✓ The exception request is the minimum necessary to afford relief; and
- ✓ Granting the exception will not confer upon the Applicants 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; and
- ✓ 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; and
- ✓ 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; and
- ✓ Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

Permit Conditions

Staff Recommendation – Denial



- ✓ All other necessary local, state and federal permits
- ✓ A mitigation plan equating to 4 planting units
- ✓ A surety of \$2,000 to guarantee plantings
- ✓ Placement of 3 inches of gravel over filter fabric underneath the deck

Permit Conditions

Staff Recommendation (Cont.)



- ✓ A civil charge of \$4,500 be paid prior to issuance of the building permit
- ✓ This exception request approval shall become null and void if construction has not begun by June 8, 2023
- ✓ Written requests for extension submitted no later than April 27, 2023

Kingsmill Community Services Association
PID 5010100010
D.B. 341, Pg. 387
P.B. 85, Pg. 98

50' Utility Easement
P.B. 37, Pg. 8

S 20°06'42" W
125.42' (REVO 4/15/2021)

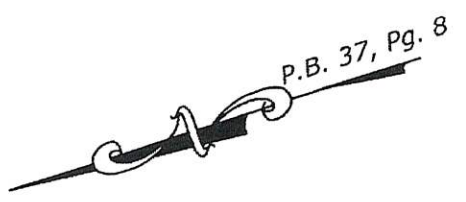
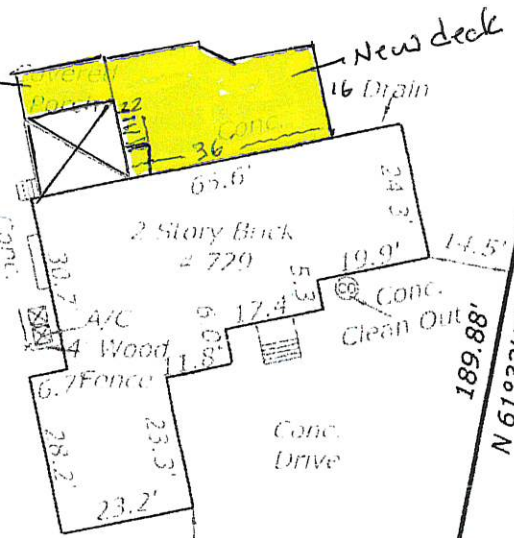
S 53°25'04" W
10.60'

Lot 103
18,772 Sq. Feet
0.431 Acres
P.B. 37, Pg. 8

Add
8x16 Deck
At grade

Lot 104

S 83°39'41" E
202.30'



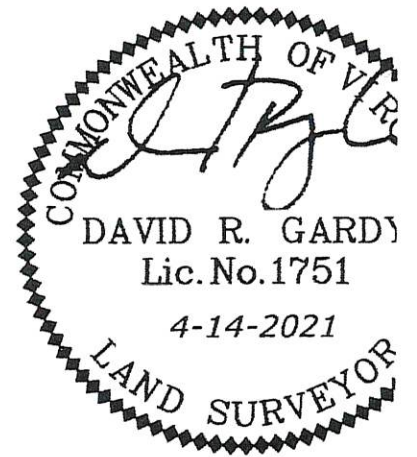
Lot 102

te:
Property is subject to
ements, terms, and conditions
P.B. 37 Pg. 8.

Tele. Ped. T

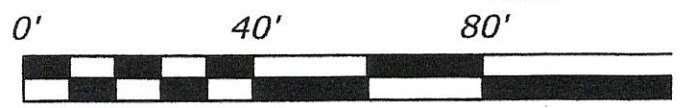
A=59.03'
R=153.00'

Rod (F)
N 03°05'02" E
2.06' (to Corner)



0.45' to
Burrell Ct.

East Tazewell's Way
50' R/W
P.B. 37, Pg. 8





General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-22-0057
729 East Tazewells Way
Deck Construction

June 1, 2022

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mark Adam, Black Tip Associates, LLC, on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the Resource Protection Area (RPA) buffer for the construction of a deck on property located at 729 East Tazewells Way, JCC Parcel No. 5030400103.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, June 8, 2022, at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Trevor Long

Trevor Long
Chesapeake Bay Board Secretary
757-253-6789
trevor.long@jamescitycountyva.gov

PIN	Last Name	Address Line 1	City	State	Zip Code
5030400101	JACOBY, JOEANN J TRUSTEE	737 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6521
5030400103	BROWNELL, LINDA B TRUSTEE &	729 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6521
5030400102	CRANE, ANABEL BURGH TRUSTEE	733 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6521
5030400104	GREENWOOD, JANICE C	725 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6521
5030400105	GATSKI, THOMAS B & ROSANN M	721 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6521
5030400097	MCDONOUGH, JOHN T & ETHEL A	712 E TAZEWELLS WAY	WILLIAMSBURG	VA	23185-6520
5010100010	KINGSMILL COMMUNITY SERVICES ASSOCIATION	PO BOX 348	WILLIAMSBURG	VA	23187-0348
	Black Tip Associates, LLC Attn: Mark Adam	PO Box 1213	Ashburn	VA	20146-9015



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **Wednesday, June 8, 2022 AT 5 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-22-0009: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mrs. Patricia and Mr. James Mishler for a wetlands permit for the installation of an offshore sill with beach nourishment and sprigging on property located at 213 Southpoint Dr, James City County (JCC) Parcel No.4930270014.

WJPA-22-0010: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mr. Glenn Horner for a wetlands permit for the construction of a stone and concrete revetment on property located at 3181 Derby Lane, James City County (JCC) Parcel No.4540300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-22-0053: Ms. Bettyann and Mr. Robert Thompson have applied for a Chesapeake Bay Exception for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Road, James City County (JCC) Parcel No.43510200016.

CBPA-22-0057: Mr. Mark Adam, Black Tip Associates, LLC, has applied for a Chesapeake Bay Exception on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, James City County (JCC) Parcel No.5030400103.

CBPA-22-0060: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mrs. and Mr. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 4816 Hickory Signpost Road, James City County (JCC) Parcel No.4720100045.

CBPA-22-0063: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Shelley and Mr. Matthew Triola for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 112 North Knob Hill, James City County (JCC) Parcel No.3131400006.

CBPA-22-0066: Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments

into the RPA buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, James City County (JCC) Parcel No.471070030.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – Wednesday, May 25, 2022, and Wednesday, June 1, 2022.

ACCOUNT NO. CU00015112

VIRGINIA GAZETTE

1/8 PAGE, VERTICAL, B/W

CARD # x6648

COPIES: PLANNING
 ASSISTANT COUNTY ATTORNEY
 WETLANDS/CHESAPEAKE BAY BOARD MEMBERS

ITEM SUMMARY

DATE: 6/8/2022
TO: Chesapeake Bay Board
FROM: Trevor Long, Chesapeake Bay Board Secretary
SUBJECT: CBPA-22-0066 : 4756 Bristol Circle

Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a retaining wall located at 4756 Bristol Circle, JCC Parcel No. 4710700030.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Exhibit
☐	Resolution	Exhibit
☐	Presentation	Presentation
☐	Site Plan	Exhibit
☐	APO Letter	Backup Material
☐	APO List	Backup Material
☐	Gazette Ad	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:01 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:04 PM
Publication Management	Daniel, Martha	Approved	6/2/2022 - 3:26 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 4:08 PM

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-22-0066. 4756 Bristol Circle
Staff Report for the June 8, 2022, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Michael Mann

Agent: None

Location: 4756 Bristol Circle

Parcel Identification No.: 4710700030

Parcel: Lot 30, Section 2B Westray Downs

Lot Size: 0.48 acres

Area of Lot in Resource Protection Area (RPA): 0.47 acres (98%)

Watershed: Mill Creek (JL33)

Floodplain: None

Proposed Activity: Construction of a retaining wall

Impervious Cover: 52 square feet

RPA Encroachment: 52 square feet, landward 50-foot RPA

Staff Contact: Trevor A. Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a retaining wall located at 4756 Bristol Circle within the Westray Downs subdivision and the Mill Creek watershed. The property is further identified as James City County Tax Map Parcel No. 4710700030. The parcel was platted in 1986, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.48 acres, of which 98% is located within the RPA. The applicant is proposing to construct a retaining wall at the front of the house to help control erosion on the property. Total impacts to the RPA associated with this proposal equate to 52 square feet of impacts to the landward 50-foot RPA. Required mitigation for this amount of impervious impacts equals three shrubs.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a retaining wall. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a retaining wall is considered accessory in nature.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
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; and
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; and
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; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be minor for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The submittal of a mitigation plan equating to three shrubs be submitted to the Stormwater and Resource Protection Division prior to project start; and
3. A surety of \$250 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
4. This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

TAL/md
CBPA22-66_4756BristolCir

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-22-0066. 4756 BRISTOL CIRCLE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Michael Mann, (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on June 8, 2022, 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. 4710700030 and further identified as 4756 Bristol Circle (the “Property”) as set forth in the application CBPA-22-0066 for the purpose of the construction of a retaining wall; 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 as required for the project; and
 - b) The submittal of a mitigation plan equating to three shrubs be submitted to the Stormwater and Resource Protection Division prior to project start; and
 - c) A surety of \$250 be submitted in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plantings; and

- d) This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
- e) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Trevor A. Long
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of June, 2022.

CBPA22-66_4756BristolCir-res



Chesapeake Bay Board of James City County, Virginia

June 8, 2022

CBPA 22-0066

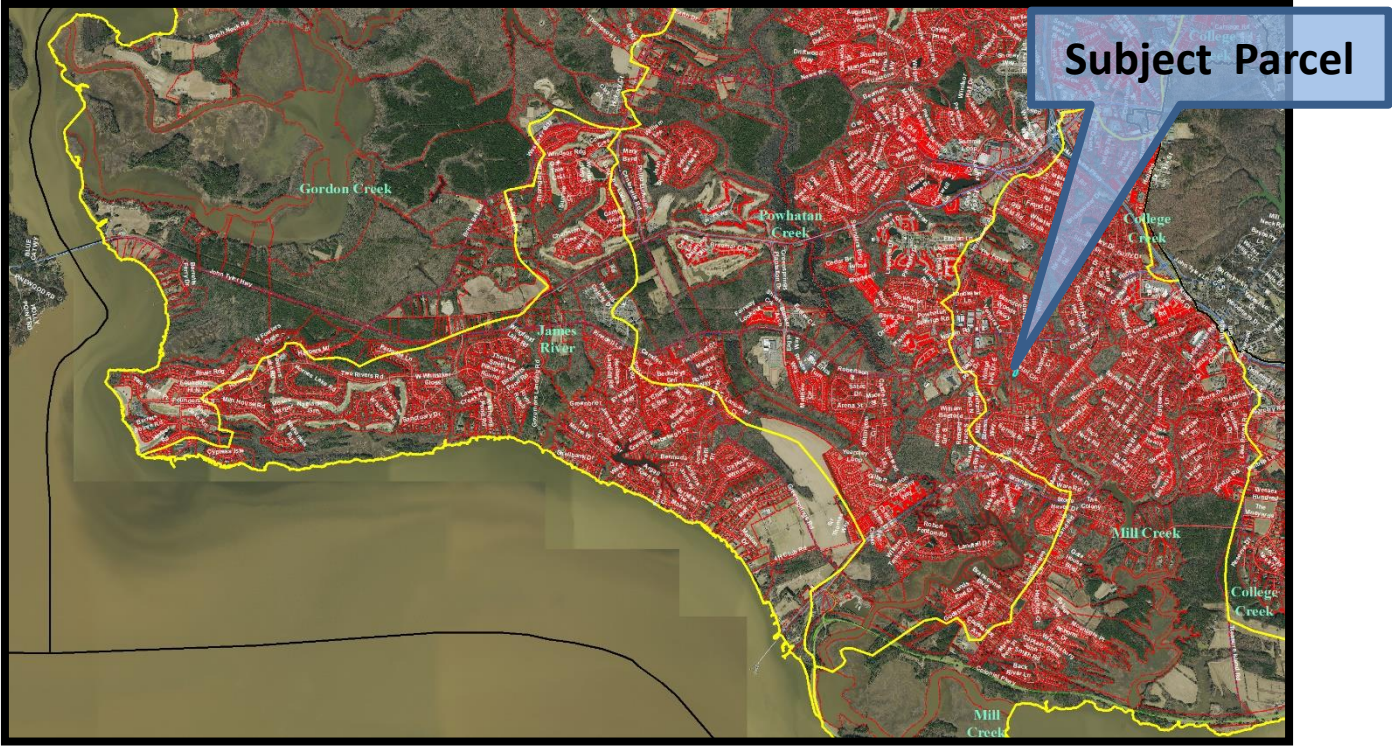
Michael Mann

4756 Bristol Circle

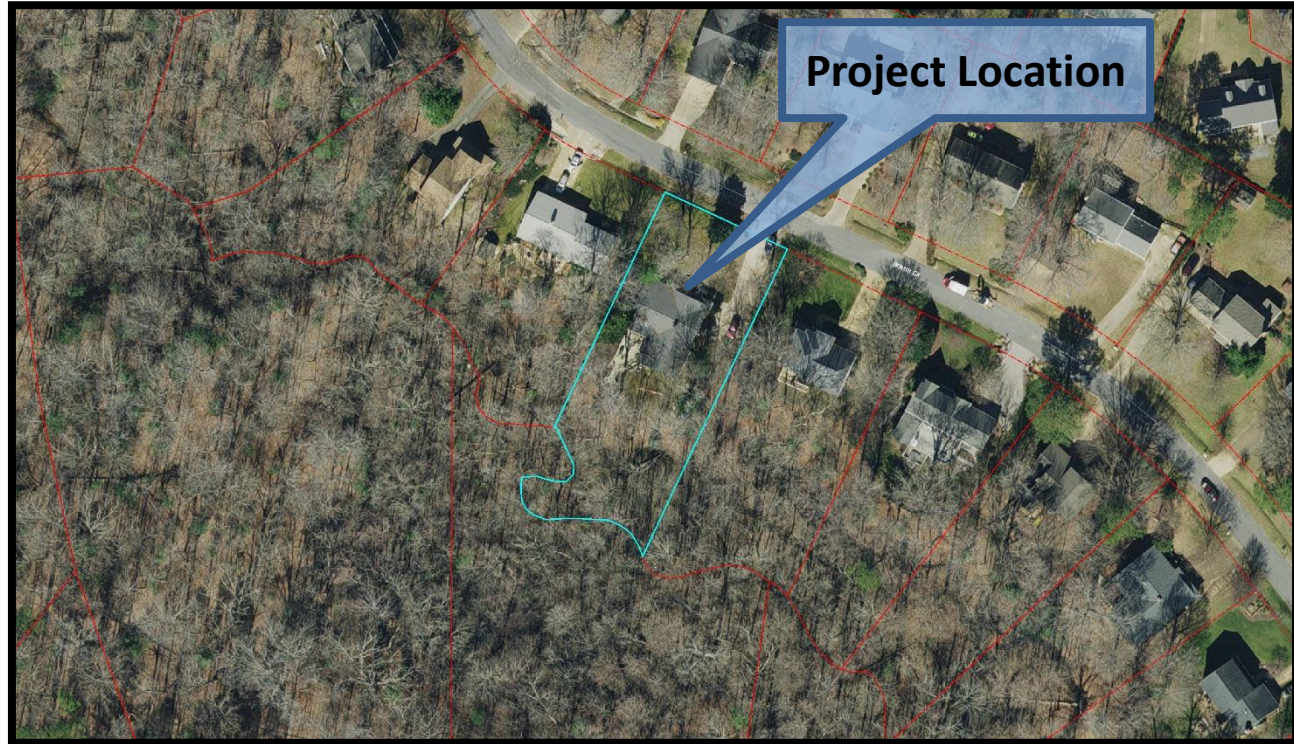


Applicant Request

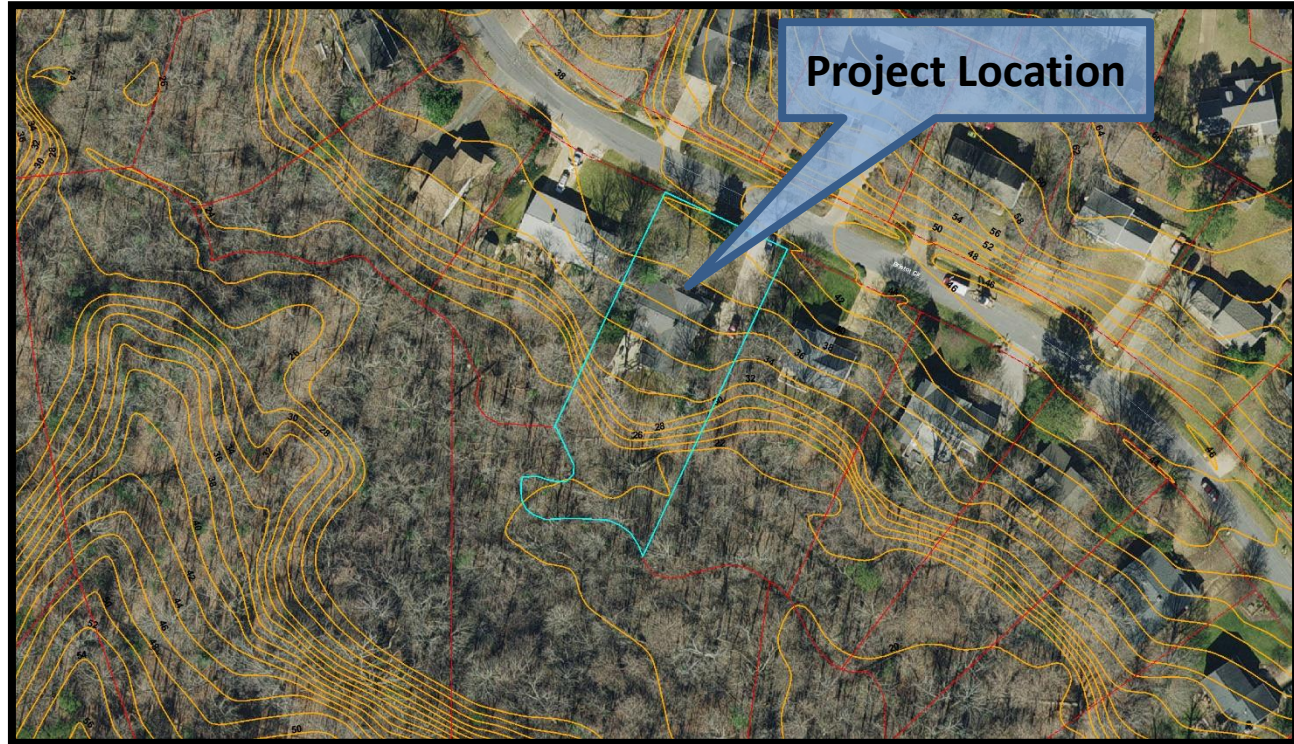
- ✓ Construction of a retaining wall.



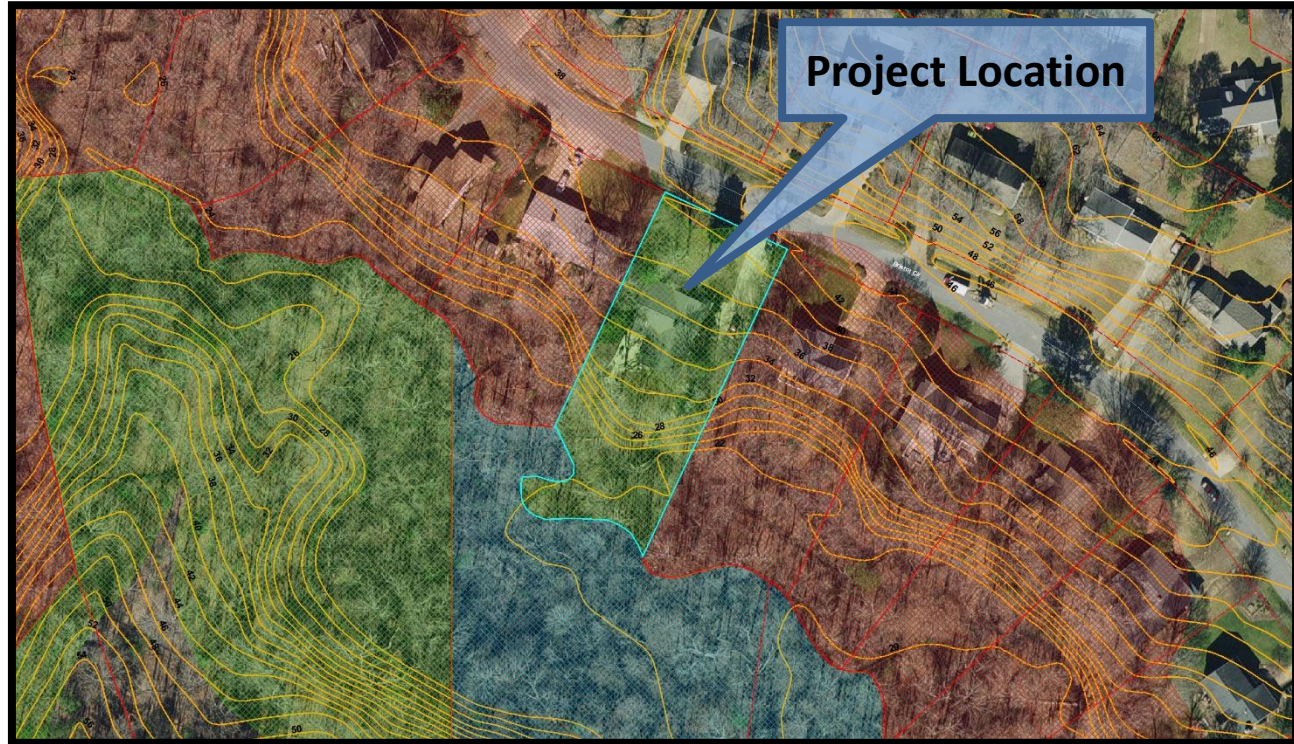
Vicinity Map
CBPA-22-0066
4756 Bristol Circle



Aerial Photograph
CBPA-22-0066
4756 Bristol Circle



Topography
CBPA-22-0066
4756 Bristol Circle



Project Location

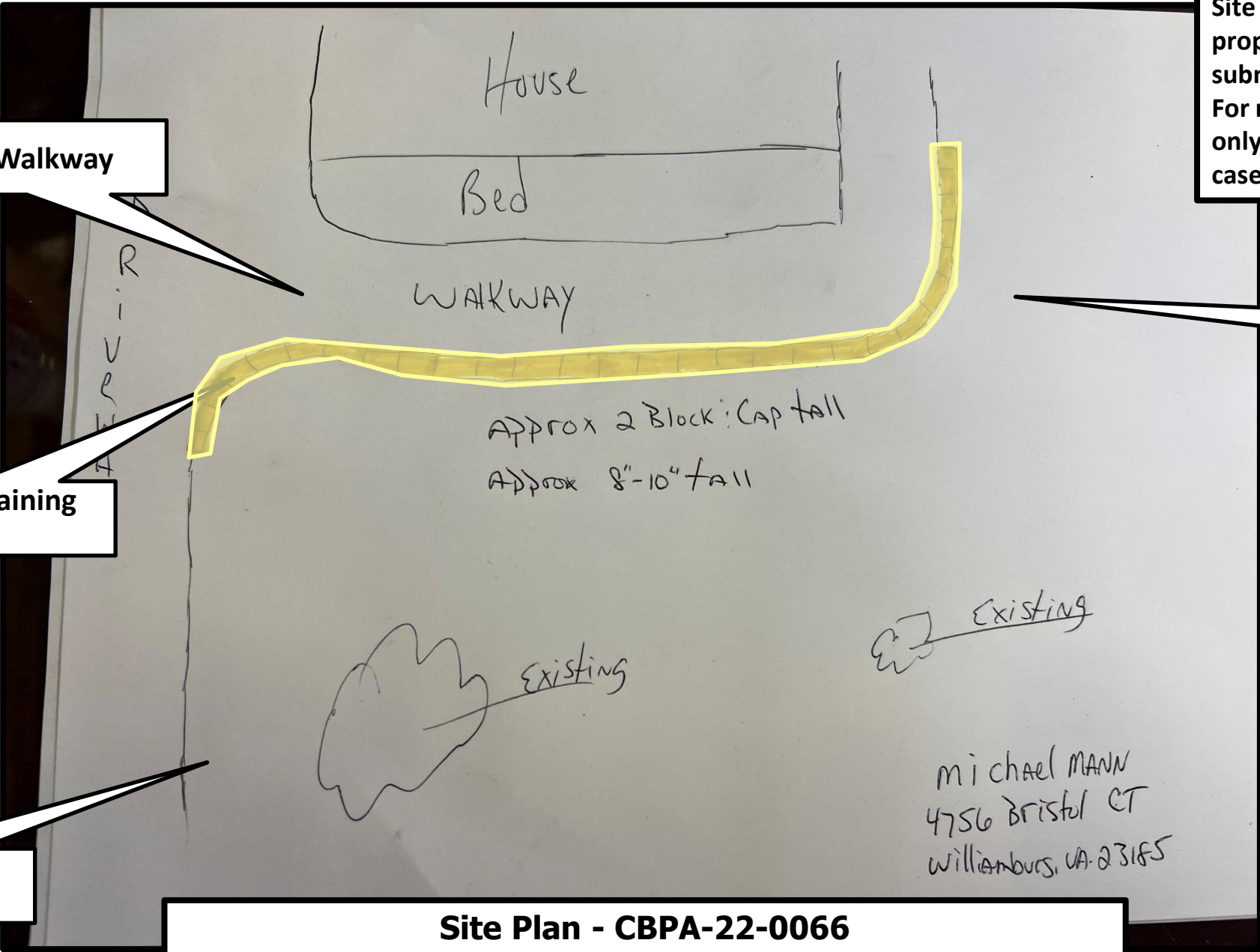
Resource Protection Area

CBPA-22-0066

4756 Bristol Circle

Site Plan showing proposed improvements, submitted March 4, 2022. For representative use only for presentation of case #CBPA-22-0051

50-foot Resource Protection Area

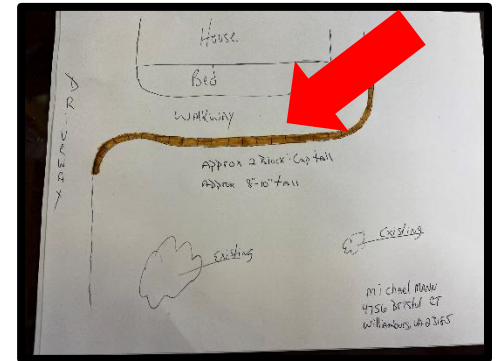


Existing Walkway

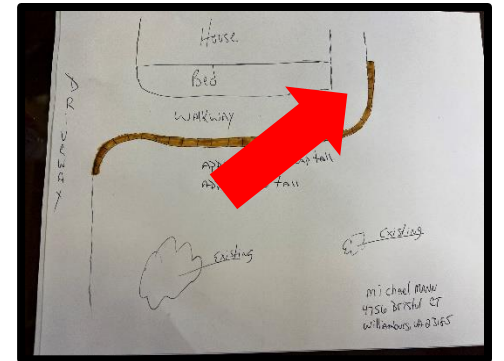
Proposed Retaining Wall

100-foot Resource Protection Area

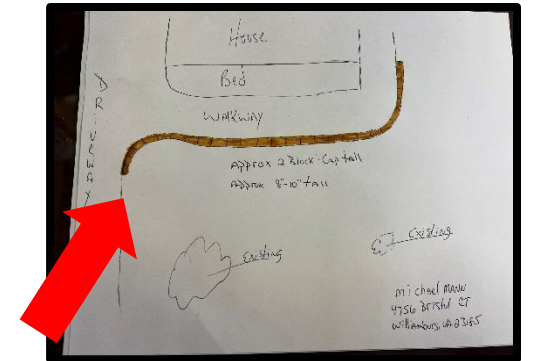
Site Plan - CBPA-22-0066
4756 Bristol Circle



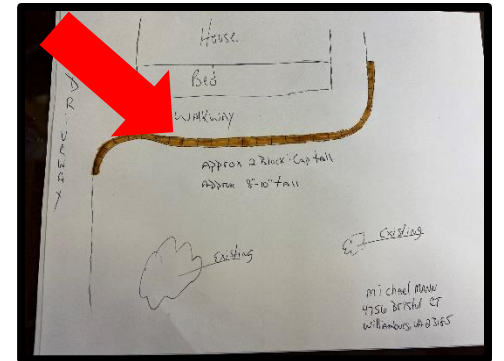
**Site Photograph #1 - CBPA-22-0066
4756 Bristol Circle**



**Site Photograph #2 - CBPA-22-0066
4756 Bristol Circle**



**Site Photograph #4 - CBPA-22-0066
4756 Bristol Circle**



**Site Photograph #5 - CBPA-22-0066
4756 Bristol Circle**

Considerations



The Board may grant exceptions to Section 23-7 if the applications meets the following five conditions:

- ✓ The exception request is the minimum necessary to afford relief; and
- ✓ Granting the exception will not confer upon the Applicants 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; and
- ✓ 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; and
- ✓ 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; and
- ✓ Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

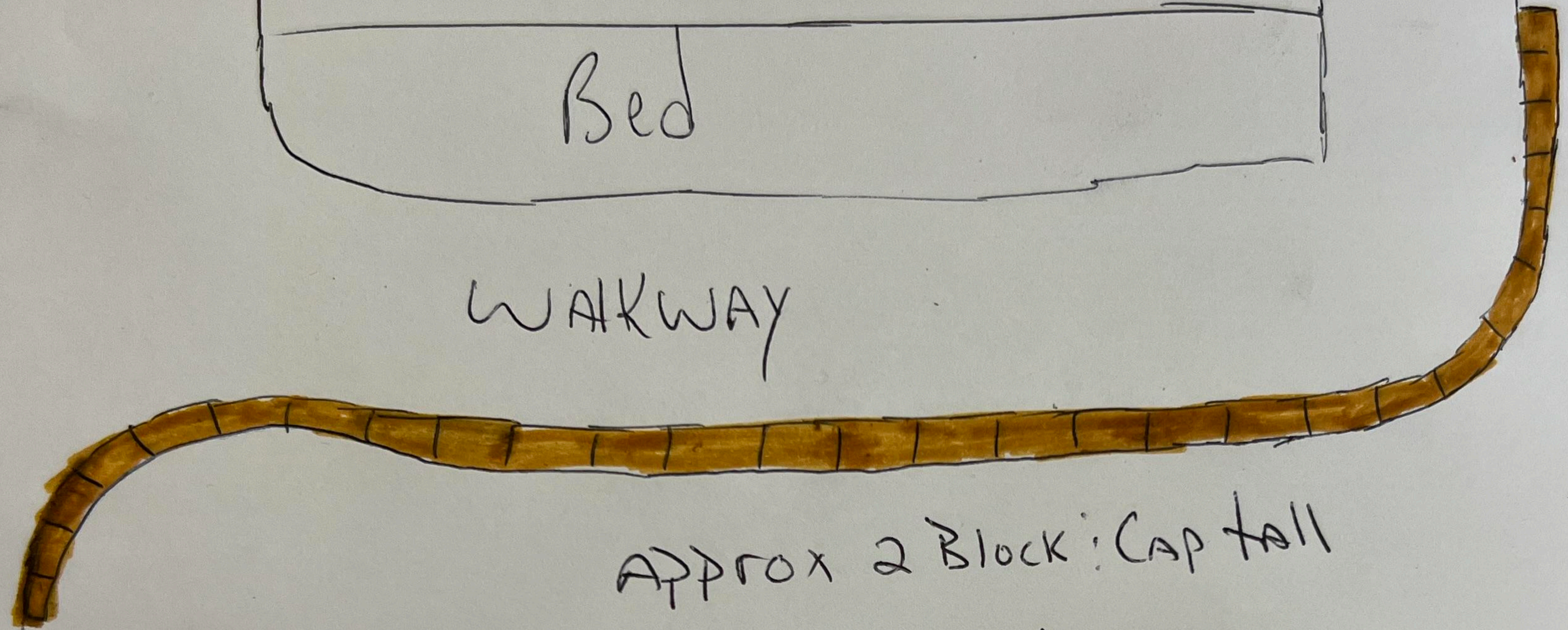
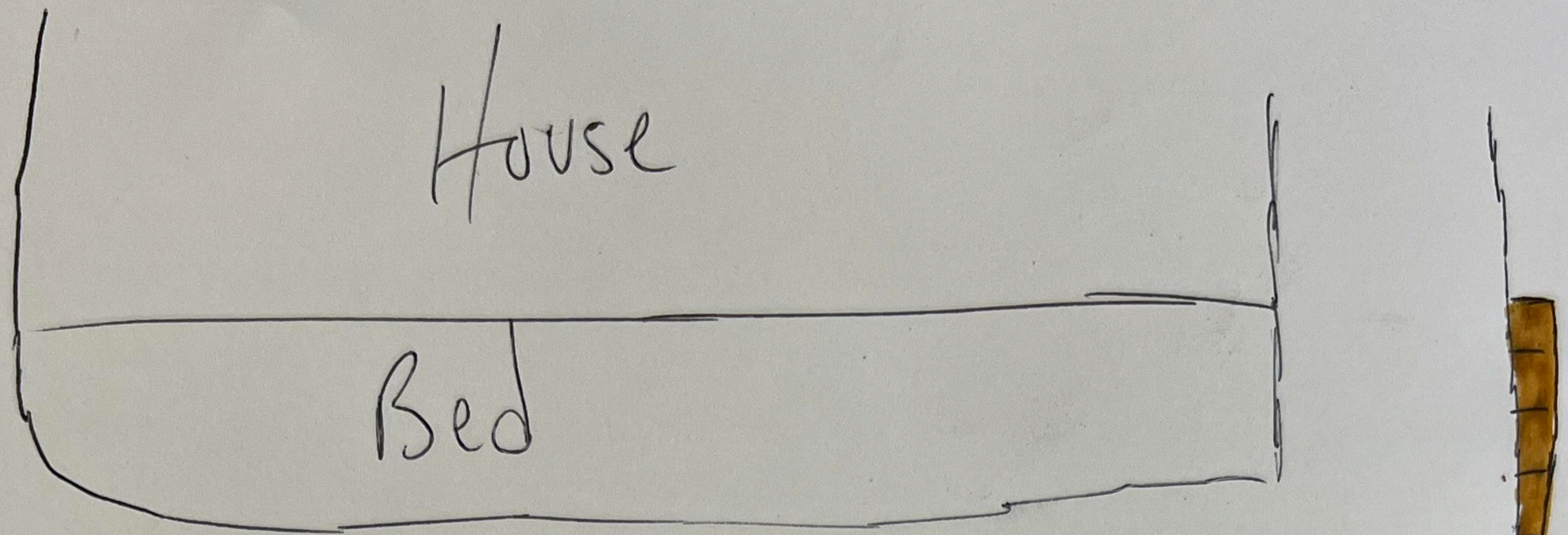
Permit Conditions

Staff Recommendation – Approval

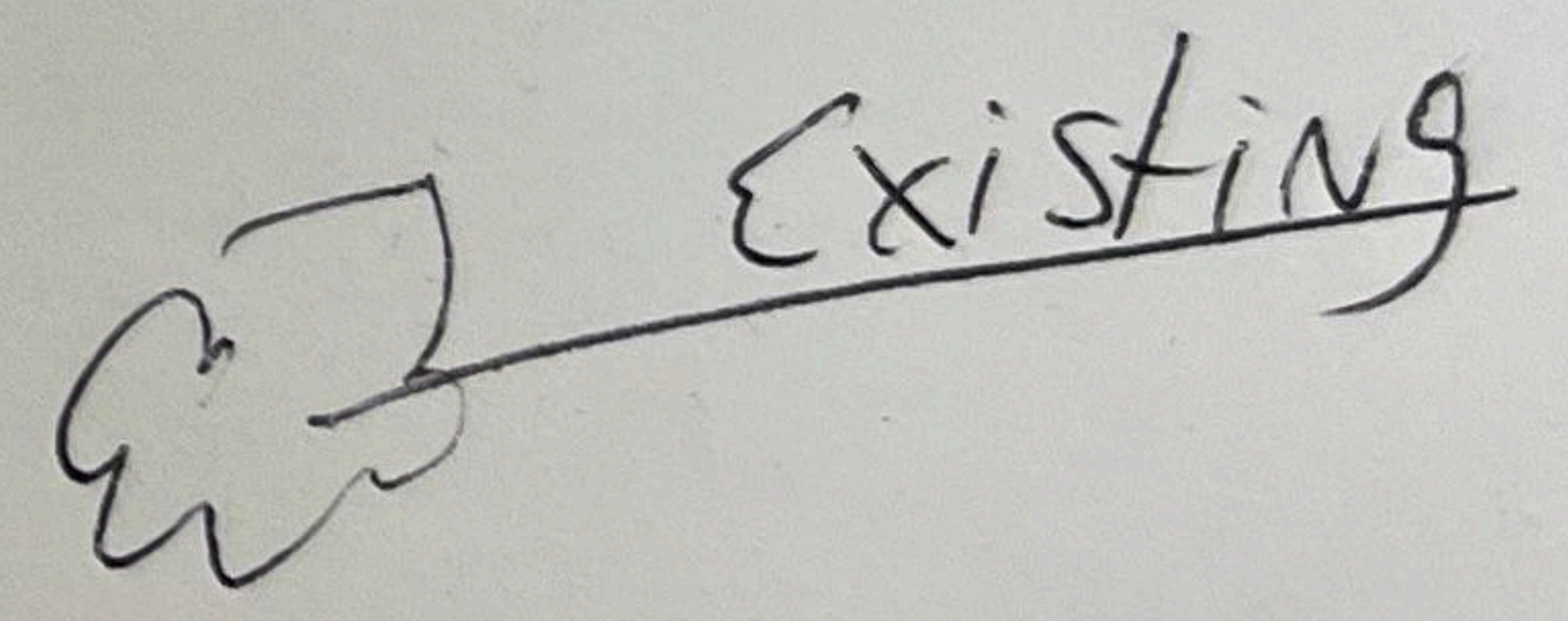
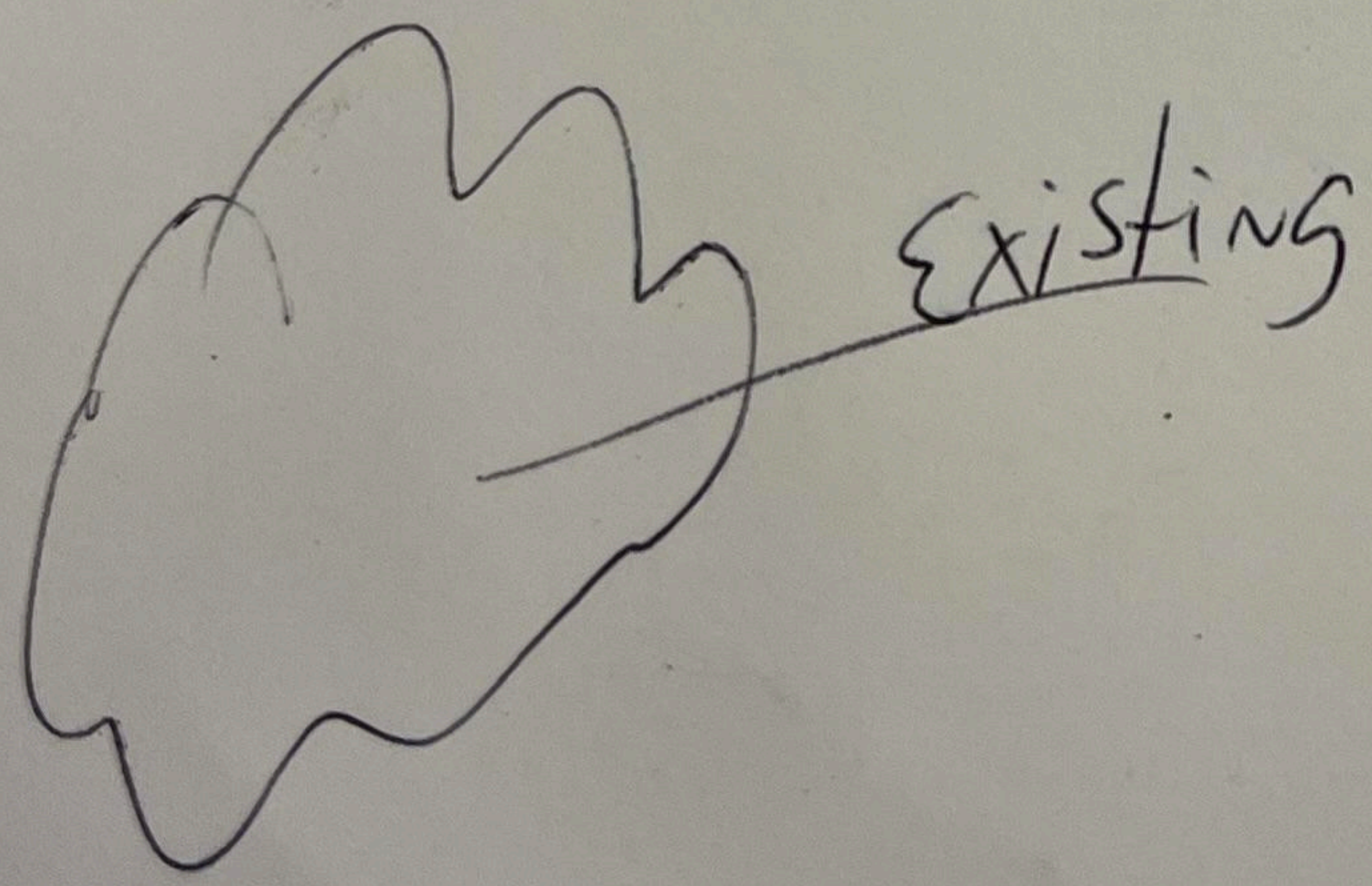


- ✓ All other necessary local, state and federal permits
- ✓ A mitigation plan equating to 3 shrubs
- ✓ A surety of \$250 to guarantee plantings
- ✓ This exception request approval shall become null and void if construction has not begun by June 8, 2023
- ✓ Written requests for extension submitted no later than April 27, 2023

APRIL 2034 X



APPROX 2 BLOCK: CAP TALL
 APPROX 8"-10" TALL



Michael MANN
 4756 Bristol CT
 Williamsburg, VA 23185



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-22-0066
4756 Bristol Circle
Retaining Wall

May 31, 2022

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Michael Mann, for encroachments into the Resource Protection Area (RPA) buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, JCC Parcel No. 4710700030.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, June 8, 2022, at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Trevor Long

Trevor Long
Chesapeake Bay Board Secretary
757-253-6789
trevor.long@jamescitycountyva.gov

PIN	Last Name	Address Line 1	City	State	Zip Code
4710700003	PROUD DOG PROPERTIES LLC	318 NOTTINGHAM RD	WILLIAMSBURG	VA	23185-4950
4710700005	BADA, CARLOS DANIEL TRUSTEE &	120 SPRING BRANCH	WILLIAMSBURG	VA	23185-3188
4710700030	MANN, MICHAEL D & SUZANNE	4756 BRISTOL CIR	WILLIAMSBURG	VA	23185-2476
4710700004	BENNER, DRAYTON CHRIS	4753 BRISTOL CIR	WILLIAMSBURG	VA	23185-2477
4710700029	SEFTAS, MARK J &	4760 BRISTOL CIR	WILLIAMSBURG	VA	23185-2476
4710700031	MARAHRENS, ROBERT B &	4752 BRISTOL CIR	WILLIAMSBURG	VA	23185-2476
4710100080A	BOWLING, GARY STEVEN &	4676 HICKORY SIGNPOST RD	WILLIAMSBURG	VA	23185-2462



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **Wednesday, June 8, 2022 AT 5 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-22-0009: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mrs. Patricia and Mr. James Mishler for a wetlands permit for the installation of an offshore sill with beach nourishment and sprigging on property located at 213 Southpoint Dr, James City County (JCC) Parcel No.4930270014.

WJPA-22-0010: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mr. Glenn Horner for a wetlands permit for the construction of a stone and concrete revetment on property located at 3181 Derby Lane, James City County (JCC) Parcel No.4540300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-22-0053: Ms. Bettyann and Mr. Robert Thompson have applied for a Chesapeake Bay Exception for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Road, James City County (JCC) Parcel No.43510200016.

CBPA-22-0057: Mr. Mark Adam, Black Tip Associates, LLC, has applied for a Chesapeake Bay Exception on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, James City County (JCC) Parcel No.5030400103.

CBPA-22-0060: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mrs. and Mr. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 4816 Hickory Signpost Road, James City County (JCC) Parcel No.4720100045.

CBPA-22-0063: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Shelley and Mr. Matthew Triola for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 112 North Knob Hill, James City County (JCC) Parcel No.3131400006.

CBPA-22-0066: Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments

into the RPA buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, James City County (JCC) Parcel No.471070030.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – Wednesday, May 25, 2022, and Wednesday, June 1, 2022.

ACCOUNT NO. CU00015112

VIRGINIA GAZETTE

1/8 PAGE, VERTICAL, B/W

CARD # x6648

COPIES: PLANNING
 ASSISTANT COUNTY ATTORNEY
 WETLANDS/CHESAPEAKE BAY BOARD MEMBERS

ITEM SUMMARY

DATE: 6/8/2022

TO: Chesapeake Bay Board

FROM: Trevor Long, Chesapeake Bay Board Secretary

SUBJECT: CBPA-22-0060 : 4816 Hickory Signpost Road

Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. and Ms. Sone Marcano for encroachments into the RPA buffer for the construction of single-family dwelling located at 4816 Hickory Signpost Road, JCC Parcel No. 4720100045.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Resolution	Resolution
☐	Presentation	Presentation
☐	Site Plan	Exhibit
☐	Driveway Site Plan	Exhibit
☐	APO Letter	Backup Material
☐	APO List	Backup Material
☐	Gazette Ad	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:01 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:03 PM
Publication Management	Daniel, Martha	Approved	6/2/2022 - 3:22 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 3:54 PM

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-22-0060. 4816 Hickory Signpost Road
Staff Report for the June 8, 2022, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. and Ms. Sone Marcano
Agent: Mr. Chase Grogg, LandTech Resources, Inc.
Location: 4816 Hickory Signpost Road
Parcel Identification No.: 4720100045
Parcel: Lot 11, Point of Thomas
Lot Size: 0.56 acres
Area of Lot in Resource Protection Area (RPA): 0.56 acres (100%)
Watershed: Mill Creek (JL33)
Floodplain: None
Proposed Activity: Construction of single-family dwelling
Impervious Cover: 2,017 square feet
RPA Encroachment: 85 square feet, landward 50-foot RPA
1,932 square feet, seaward 50-foot RPA
Staff Contact: Trevor A. Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. and Ms. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling located at 4816 Hickory Signpost Road within the Acreage Lots subdivision and the Mill Creek watershed. The property is further identified as James City County Tax Map Parcel No. 4720100045. The parcel was platted in 1970, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.56 acres, of which 100% is located within the RPA. The applicants are proposing to construct a new single-family dwelling with a deck and patio. Total impacts to the RPA associated with this proposal equate to 85 square feet of impacts to the landward 50-foot RPA and 1,932 square feet of impacts to the seaward 50-foot RPA for a total of 2,017 square feet of impacts. The applicants gained approval from the Board of Zoning Appeals in May 2022 to move the building setback from 60 ft. to 30 ft., in an effort to move the dwelling further from the wetlands. Required mitigation for this amount of impervious impacts equals five planting units (five canopy trees, 10 understory trees, and 15 shrubs).

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling.

This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a single-family dwelling extends into the seaward 50-foot RPA.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
2. Granting the exception will not confer upon the Applicants 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; and
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; and
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; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be major based on the impacts to the seaward 50-foot RPA. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The submittal of a mitigation plan equating to five planting units (five canopy trees, 10 understory trees, and 15 shrubs) be submitted to the Stormwater and Resource Protection Division prior to the issuance of a building permit; and
3. A surety of \$2,500 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
4. That an affidavit be recorded in the Williamsburg/James City County Courthouse prior to the issuance of the building permit; and
5. This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
6. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

TAL/md
CBPA22-60_4816HickrySgnpt

Attachments:
1. Resolution

2. Site Plan

RESOLUTION

CASE NO. CBPA-22-0060. 4816 HICKORY SIGNPOST ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. and Ms. Sone Marciano, (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on June 8, 2022, 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. 4720100045 and further identified as 4816 Hickory Signpost Road (the “Property”) as set forth in the application CBPA-22-0060 for the purpose of construction of a 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, 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 Applicants 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 as required for the project; and

- b) The submittal of a mitigation plan equating to five planting units (five canopy trees, 10 understory trees, and 15 shrubs) be submitted to the Stormwater and Resource Protection Division prior to the issuance of a building permit; and
- c) A surety of \$2,500 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
- d) That an affidavit be recorded in the Williamsburg/James City County Courthouse prior to the issuance of the building permit; and
- e) This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
- f) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Trevor A. Long
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of June, 2022.

CBPA22-60_4816HickrySnpt-res



Chesapeake Bay Board of James City County, Virginia

June 8, 2022

CBPA 22-0060

Sone Marcano

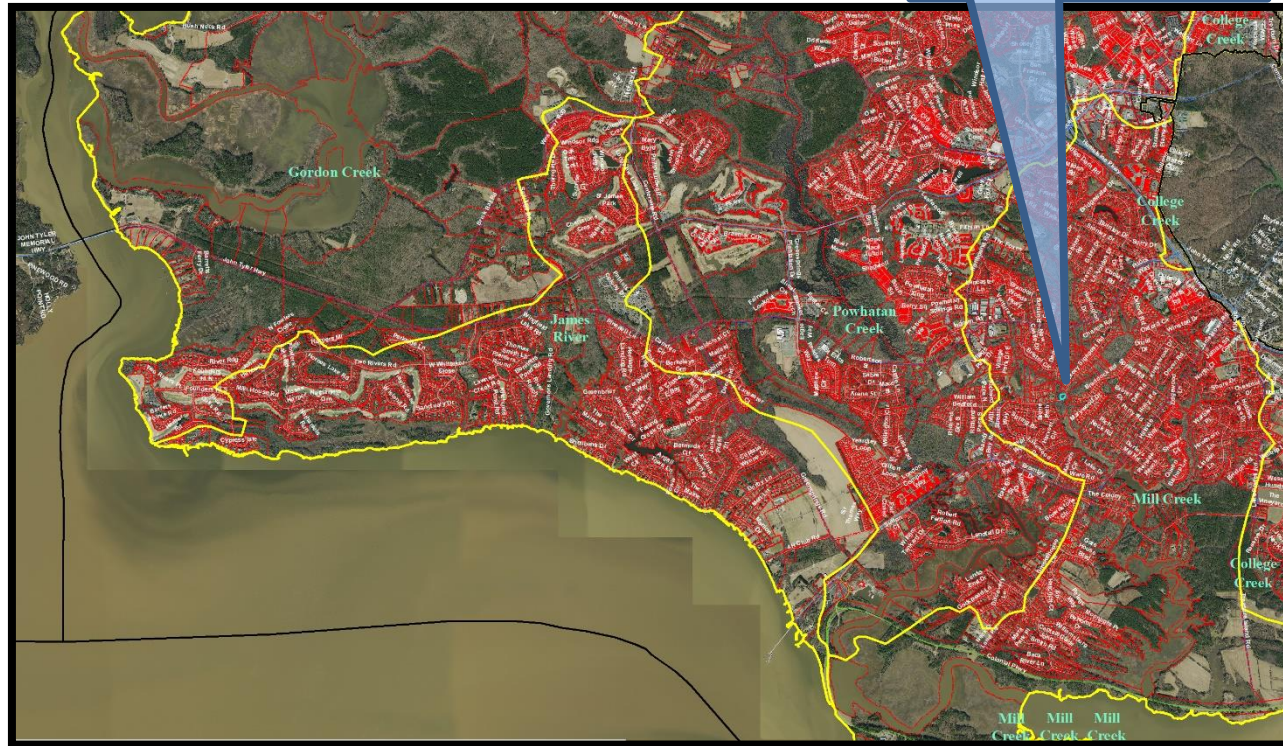
4816 Hickory Signpost Road



Applicant Request

- ✓ Construction of a single-family dwelling.

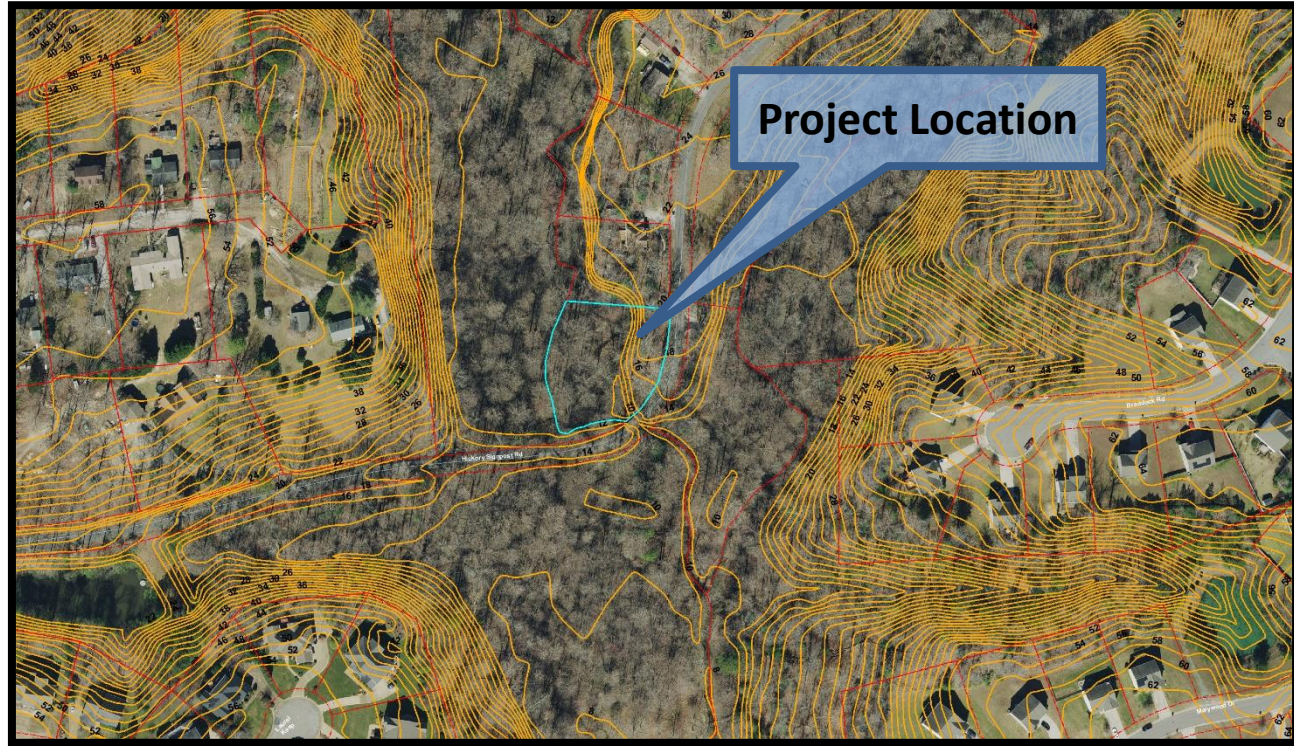
Subject Parcel



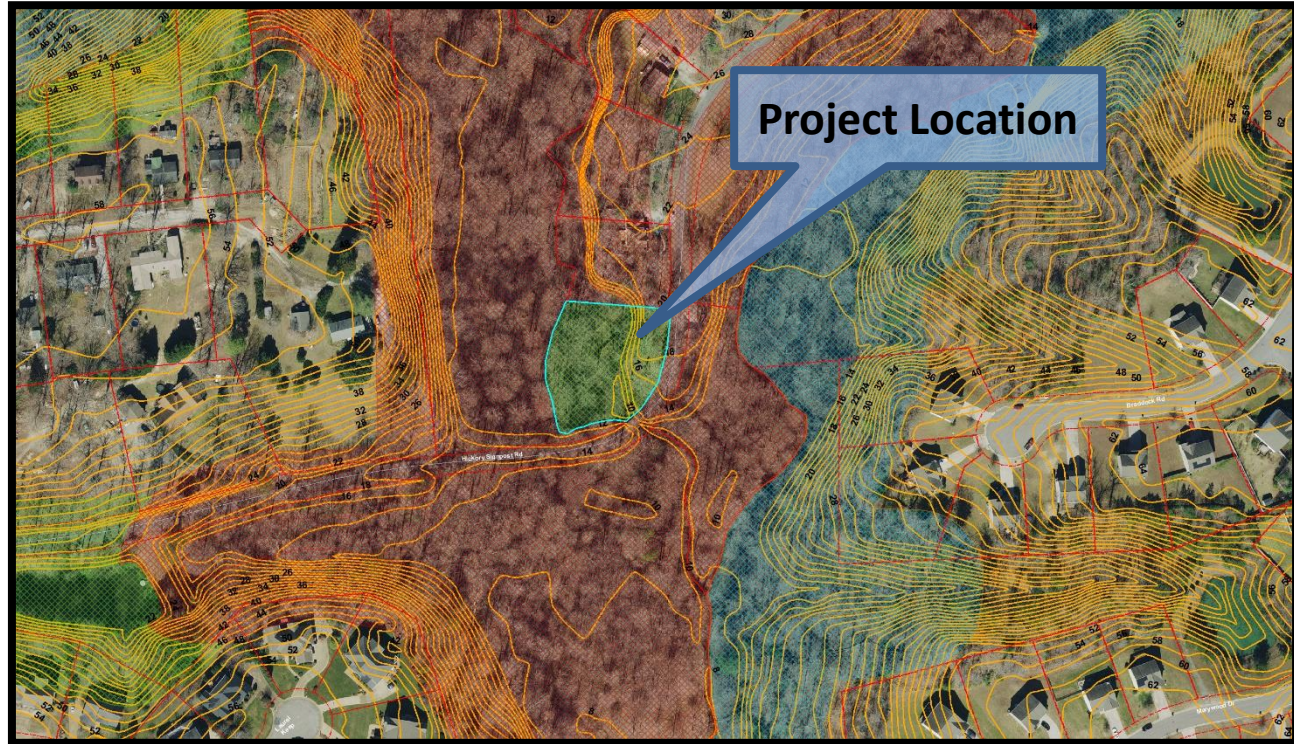
Vicinity Map
CBPA-22-0060
4816 Hickory Signpost Road



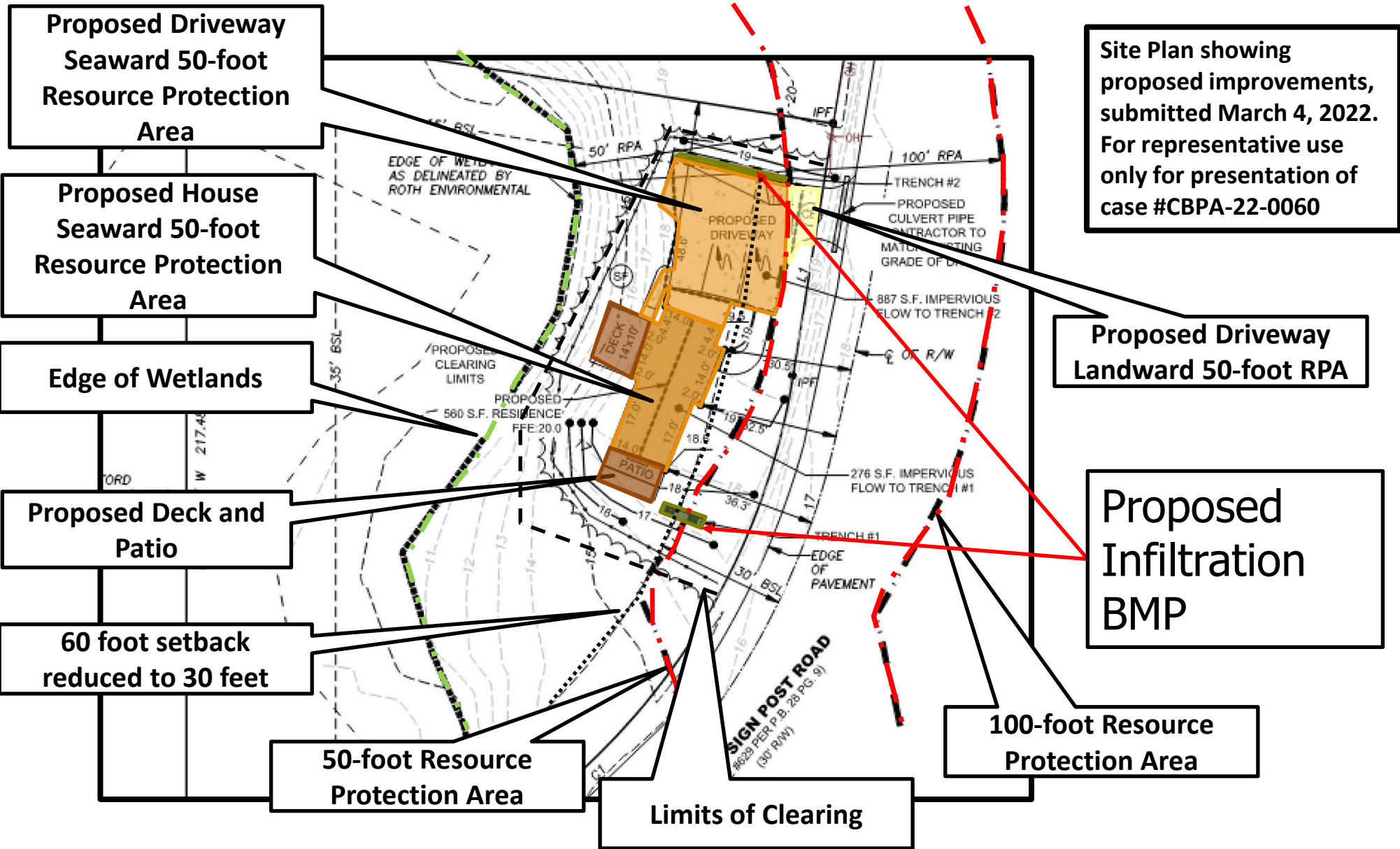
Aerial Photograph
CBPA-22-0060
4816 Hickory Signpost Road



Topography
CBPA-22-0060
4816 Hickory Signpost Road



Resource Protection Area
CBPA-22-0060
4816 Hickory Signpost Road



Site Plan showing proposed improvements, submitted March 4, 2022. For representative use only for presentation of case #CBPA-22-0060

Proposed House Seaward 50-foot Resource Protection Area

Edge of Wetlands

Proposed Deck and Patio

60 foot setback reduced to 30 feet

50-foot Resource Protection Area

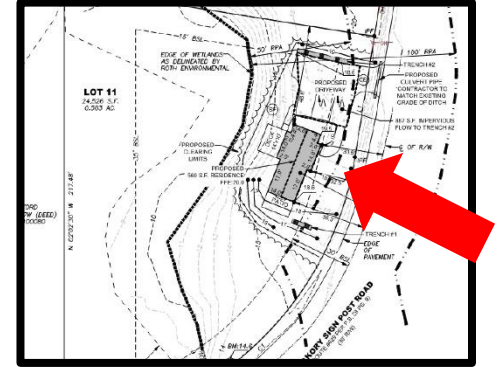
Limits of Clearing

Proposed Driveway Landward 50-foot RPA

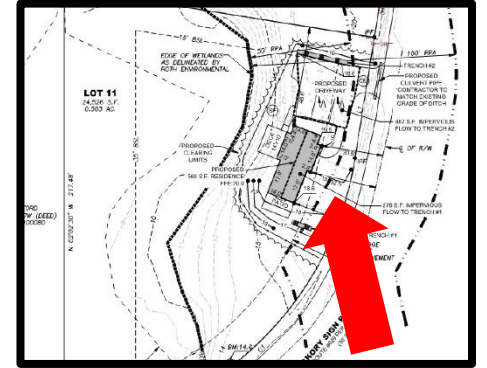
Proposed Infiltration BMP

100-foot Resource Protection Area

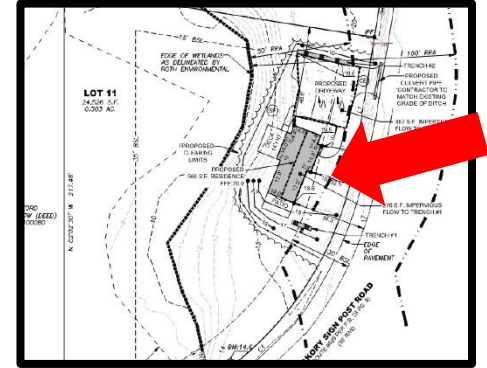
Site Plan - CBPA-22-0060
4816 Hickory Signpost Road



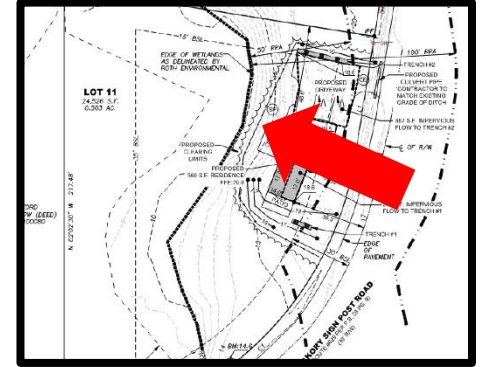
**Site Photograph #1 - CBPA-22-0060
4816 Hickory Signpost Road**



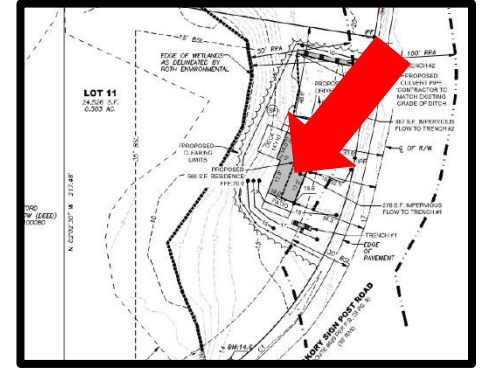
**Site Photograph #2 - CBPA-22-0060
4816 Hickory Signpost Road**



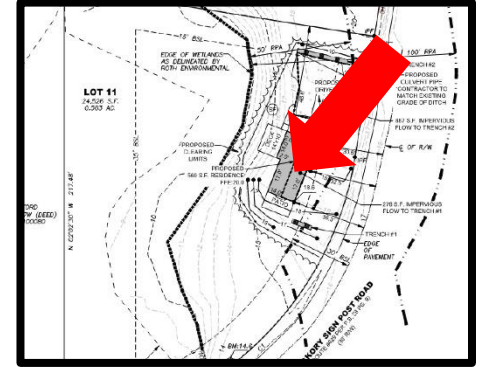
**Site Photograph #3 - CBPA-22-0060
4816 Hickory Signpost Road**



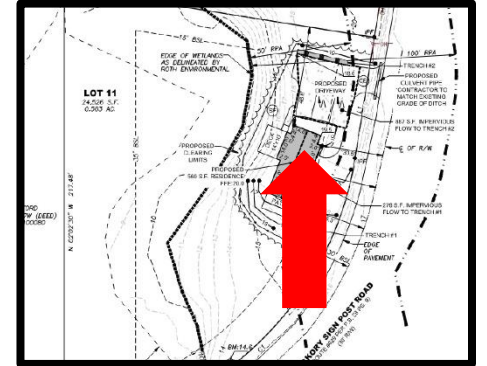
**Site Photograph #4 - CBPA-22-0060
4816 Hickory Signpost Road**



**Site Photograph #5 - CBPA-22-0060
4816 Hickory Signpost Road**



**Site Photograph #6 - CBPA-22-0060
4816 Hickory Signpost Road**



**Site Photograph #7 - CBPA-22-0060
4816 Hickory Signpost Road**

Considerations



The Board may grant exceptions to Section 23-7 if the applications meets the following five conditions:

- ✓ The exception request is the minimum necessary to afford relief; and
- ✓ Granting the exception will not confer upon the Applicants 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; and
- ✓ 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; and
- ✓ 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; and
- ✓ Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

Permit Conditions

Staff Recommendation – Approval



- ✓ All other necessary local, state and federal permits
- ✓ A mitigation plan equating to 5 planting units
- ✓ A surety of \$2,500 to guarantee plantings
- ✓ An affidavit be recorded
- ✓ This exception request approval shall become null and void if construction has not begun by June 8, 2023
- ✓ Written requests for extension submitted no later than April 27, 2023

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 28, PG. 9.
2. ELEVATION SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS MAPPING.
3. WETLANDS SHOWN PER ROTH ENVIRONMENTAL FIELD DELINEATION.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0182D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISH FLOOR ELEVATION AFTER EXCAVATION.
10. ALL DIMENSIONS SHOWN HEREON ARE TO THE FRAMLINE OF THE BUILDING.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 1-STORY FRAME
NO PROPOSED GARAGE

SITE INFORMATION

PARCEL ID: 4720100045
 TOTAL AREA: 24,526 S.F. / 0.563 AC.
 IMPERVIOUS AREA: 2,087 S.F. / 0.048 AC.
 DISTURBED AREA: 4,650 S.F. / 0.107 AC.
 IMPERVIOUS WITHIN 50' RPA: 2,002 S.F. / 0.046 AC.
 IMPERVIOUS WITHIN 100' RPA: 85 S.F. / 0.002 AC
 IMPERVIOUS WITHIN RPA TOTAL: 2087 S.F. / 0.048 AC.
 ZONING DISTRICT: R1 LIMITED RESIDENTIAL
 PROPERTY IS LOCATED IN AN RPA
 EXISTING SITE IS WOODED AS SHOWN

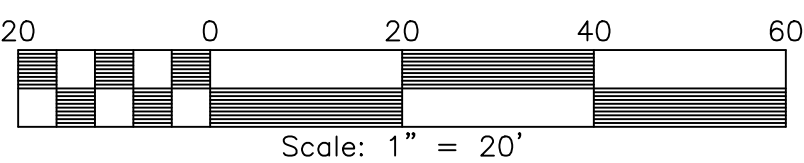
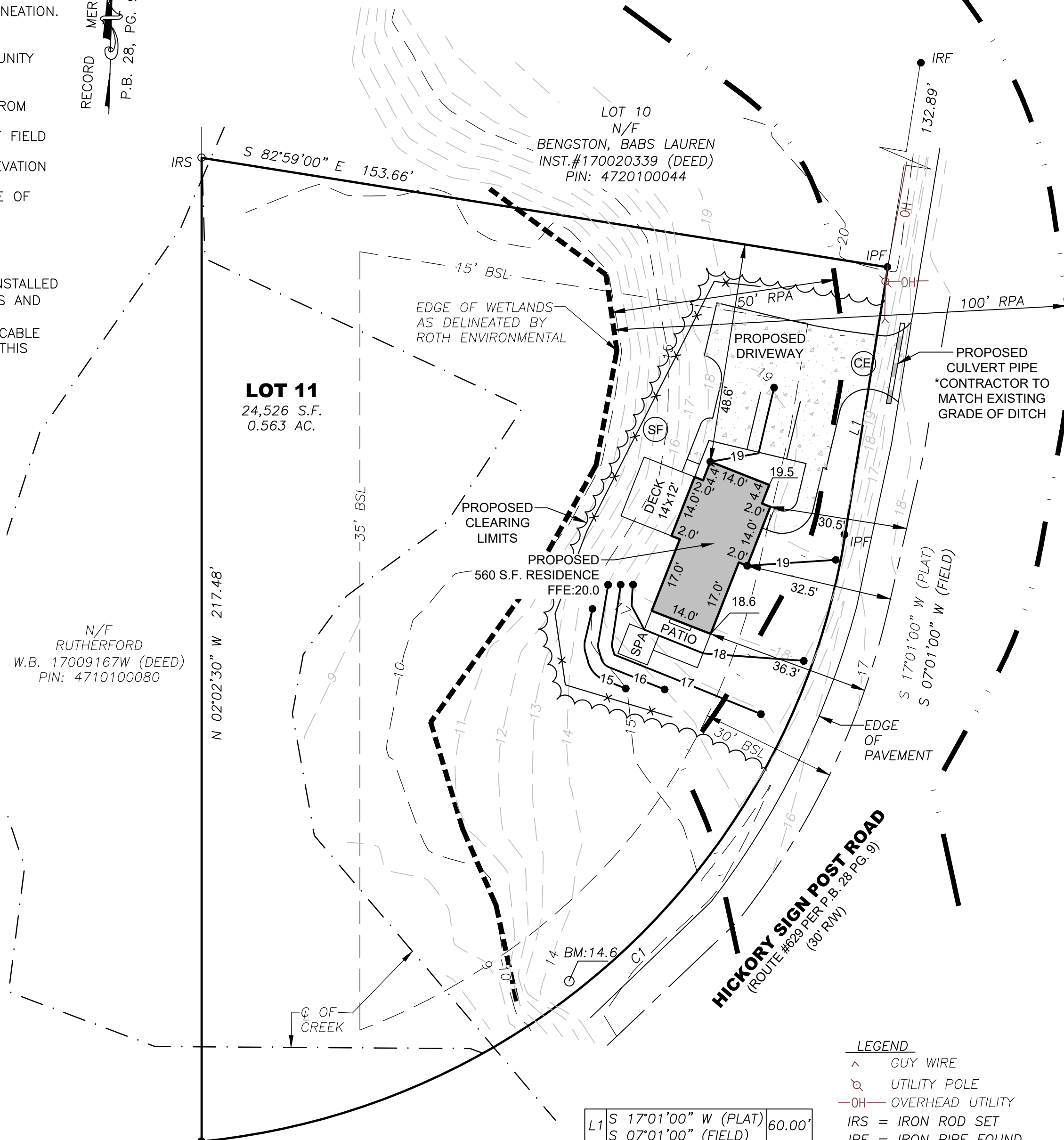
BUILDING SETBACK (SBL)

FRONT: 30' FROM C OF R/W
 REAR: 35'
 SIDE: 15'

EXISTING ADDRESS:

4816 HICKORY SIGNPOST ROAD
 JAMES CITY COUNTY, VIRGINIA

WATER METER AND SEWER CLEAN OUT NOT FOUND AT TIME OF SURVEY CONTRACTOR TO VERIFY LOCATION / INSTALLATION WITH JCSA BEFORE CONSTRUCTION BEGINS.

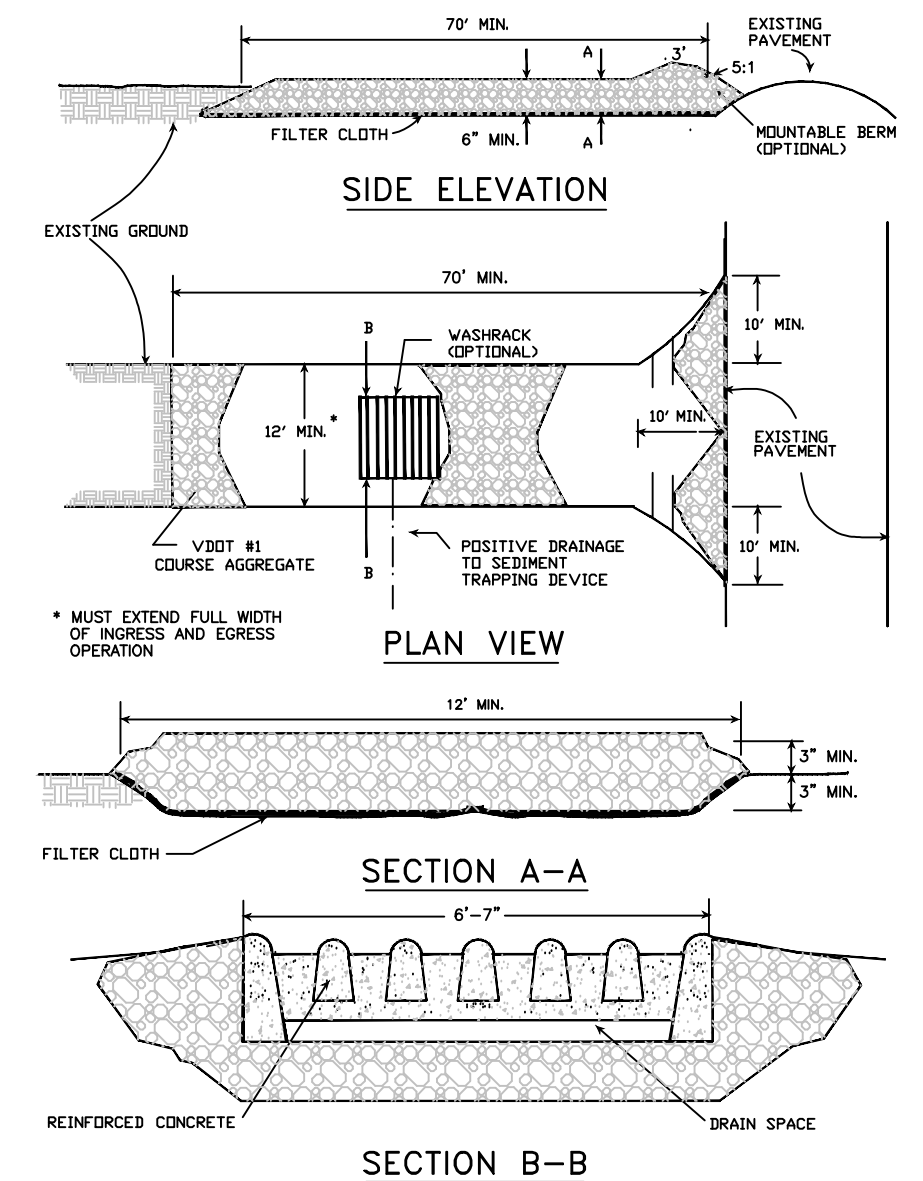


2400' ± TO IPF-BENT
 SANDY BAY ROAD PER JCC GIS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	160.00'	210.30'	195.48'	S 44°40'10" W	75°18'25"

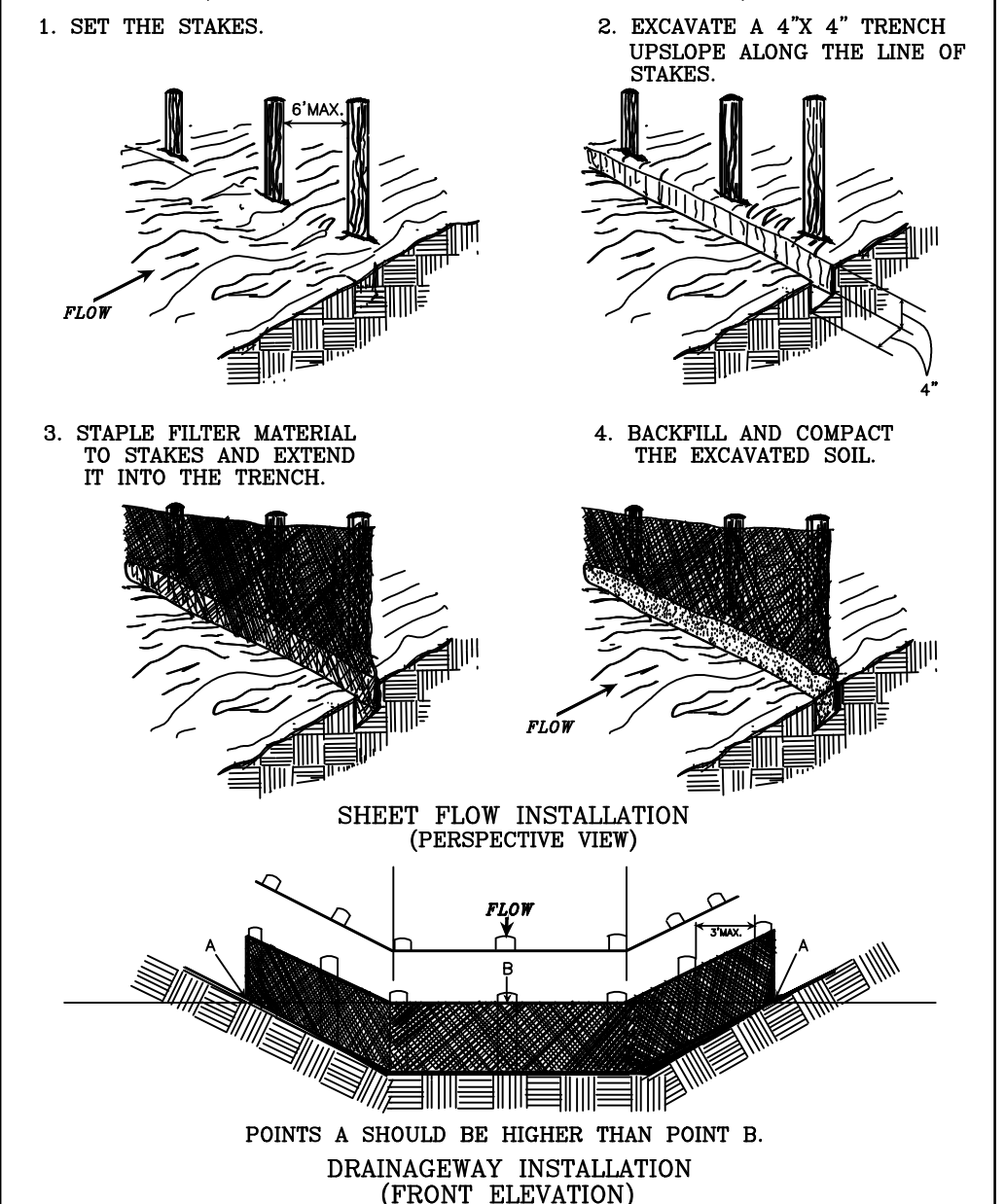
- LEGEND**
- ▲ GUY WIRE
 - UTILITY POLE
 - OH- OVERHEAD UTILITY
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND

STONE CONSTRUCTION ENTRANCE

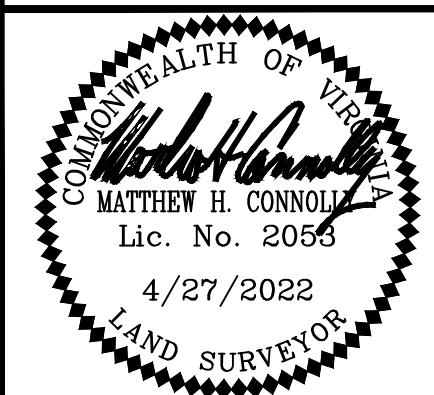


SOURCE: ADAPTED FROM 1983 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND VA. DSWC PLATE 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: ADAPTED FROM INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, VA. DSWC SHERWOOD AND WYANT PLATE 3.05-2



DATE: 4/27/2022
 DRAWN BY: CG
 PROJECT No. 17-590
 FILE NAME: 17-590PP.DWG
 REFERENCES:
 P.B. 28, PG. 9

EXHIBIT OF
 LOT 11,
 DIVISION OF ESTATE OF: EVA SLADE ROWE
 FOR
 SONE MARCANO

JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

LRI LANDTECH RESOURCES, INC.
 ENGINEERING · SURVEYING · GPS
 3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

LandTech Resources, Inc.
Attn: Chase Grogg
205-E Bulifants BLVD
Williamsburg, VA 23188-5740

RE: CBPA-22-0060
4816 Hickory Signpost Rd
Home Construction

May 31, 2022

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Chase Grogg, LandTech Resources, Inc., on behalf of Mrs. and Mr. Marcano for encroachments into the Resource Protection Area (RPA) buffer for the construction of a single family dwelling on property located at 4816 Hickory Signpost Rd, JCC Parcel No. 4720100045.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, June 8, 2022, at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Trevor Long

Trevor Long
Chesapeake Bay Board Secretary
757-253-6789
trevor.long@jamescitycountyva.gov

PIN	Last Name	Address Line 1	City	State	Zip Code
4720100044	BENGTSON, BABS LAUREN	4824 HICKORY SIGNPOST RD	WILLIAMSBURG	VA	23185-2406
4720100045	MARCANO, SONE L	817 23RD STREET	VIRGINIA BEACH	VA	23451-6310
4720100046A	JAMES CITY SERVICE AUTHORITY	119 TEWNING RD	WILLIAMSBURG	VA	23188-2639
4710100080	RUTHERFORD, SALLIE SMITH ESTATE	4676 HICKORY SIGNPOST RD	WILLIAMSBURG	VA	23185-2462
4711900001A	SETTLERS MILL ASSOCIATION	PO BOX 1295	WILLIAMSBURG	VA	23187-1295
4721800005	BISHOP, RUBY DIANE	4847 HICKORY SIGNPOST RD	WILLIAMSBURG	VA	23185-2418
	LandTech Resources, Inc. Attn: Chase Grogg	205-E Bulifants BLVD	Williamsburg	VA	23188-5740



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **Wednesday, June 8, 2022 AT 5 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-22-0009: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mrs. Patricia and Mr. James Mishler for a wetlands permit for the installation of an offshore sill with beach nourishment and sprigging on property located at 213 Southpoint Dr, James City County (JCC) Parcel No.4930270014.

WJPA-22-0010: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mr. Glenn Horner for a wetlands permit for the construction of a stone and concrete revetment on property located at 3181 Derby Lane, James City County (JCC) Parcel No.4540300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-22-0053: Ms. Bettyann and Mr. Robert Thompson have applied for a Chesapeake Bay Exception for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Road, James City County (JCC) Parcel No.43510200016.

CBPA-22-0057: Mr. Mark Adam, Black Tip Associates, LLC, has applied for a Chesapeake Bay Exception on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, James City County (JCC) Parcel No.5030400103.

CBPA-22-0060: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mrs. and Mr. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 4816 Hickory Signpost Road, James City County (JCC) Parcel No.4720100045.

CBPA-22-0063: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Shelley and Mr. Matthew Triola for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 112 North Knob Hill, James City County (JCC) Parcel No.3131400006.

CBPA-22-0066: Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments

into the RPA buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, James City County (JCC) Parcel No.471070030.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – Wednesday, May 25, 2022, and Wednesday, June 1, 2022.

ACCOUNT NO. CU00015112

VIRGINIA GAZETTE

1/8 PAGE, VERTICAL, B/W

CARD # x6648

COPIES: PLANNING
 ASSISTANT COUNTY ATTORNEY
 WETLANDS/CHESAPEAKE BAY BOARD MEMBERS

ITEM SUMMARY

DATE: 6/8/2022
TO: Chesapeake Bay Board
FROM: Trevor Long, Chesapeake Bay Board Secretary
SUBJECT: CBPA-22-0063 : 112 North Knob Hill

Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Matthew and Ms. Shelley Triola for encroachments into the RPA buffer for the construction of new single-family dwelling located at 112 North Knob Hill, JCC Parcel No. 3131400006.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Resolution	Resolution
☐	Presentation	Backup Material
☐	Site Plan	Exhibit
☐	APO Letter	Backup Material
☐	APO List	Backup Material
☐	Gazette Ad	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:03 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:04 PM
Publication Management	Daniel, Martha	Approved	6/2/2022 - 3:24 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 4:07 PM

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-22-0063. 112 North Knob Hill
Staff Report for the June 8, 2022, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. Matthew and Mrs. Shelley Triola

Agent: Mr. Chase Grogg, LandTech Resources, Inc.

Location: 112 North Knob Hill

Parcel Identification No.: 3131400006

Parcel: Lot 6, Section 34, Ford's Colony

Lot Size: 1.01 acres

Area of Lot in Resource Protection Area (RPA): 0.94 acres (93%)

Watershed: Powhatan Creek (JL31)

Floodplain: None

Proposed Activity: Construction of a new single-family dwelling with a deck and patio

Impervious Cover: 6,048 square feet

RPA Encroachment: 2,552 square feet, landward 50-foot RPA
3,496 square feet, seaward 50-foot RPA

Staff Contact: Trevor A. Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Matthew and Mrs. Shelley Triola for encroachments into the RPA buffer for the construction of a new single-family dwelling located at 112 North Knob Hill within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3131400006. The parcel was platted in 2005, after the changes to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 1.01 acres, of which 93% is located within the RPA. The applicants are proposing to construct a new single-family dwelling with a deck and patio. Total impacts to the RPA associated with this proposal equate to 2,552 square feet of impacts to the landward 50-foot RPA and 3,496 square feet of impacts to the seaward 50-foot RPA for a total of 6,048 square feet of impacts. Required mitigation for this amount of impervious impacts equals 16 planting units (16 canopy trees, 32 understory trees, and 48 shrubs). The applicants have proposed to plant eight planting units (eight canopy trees, 16 understory trees, and 24 shrubs) and pay the remaining eight credits, in the amount of \$4,000, into the Chesapeake Bay Mitigation Fund.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of new single-family dwelling. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a single-family dwelling extends into the seaward 50-foot RPA.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
2. Granting the exception will not confer upon the Applicants 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; and
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; and
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; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. The submittal of a mitigation plan equating to eight planting units (eight canopy trees, 16 understory trees, and 24 shrubs) be submitted to the Stormwater and Resource Protection Division prior to project start; and
3. A surety of \$4,000 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
4. A payment of \$4,000 into the Chesapeake Bay Mitigation Fund prior to the issuance of a building permit; and
5. This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
6. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

TAL/ap
CBPA22-63_112NKnob

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-22-0063. 112 NORTH KNOB HILL

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Matthew and Mrs. Shelley Triola, (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on June 8, 2022, 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. 3131400006 and further identified as 112 North Knob Hill (the “Property”) as set forth in the application CBPA-22-0063 for the purpose of construction of 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, 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 Applicants 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 applicants must obtain all other necessary federal, state, and local permits as required for the project; and
 - b) The submittal of a mitigation plan equating to eight planting units (eight canopy trees, 16 understory trees, and 24 shrubs) be submitted to the Stormwater and Resource Protection Division prior to project start; and

- c) A surety of \$4,000 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings; and
- d) A payment of \$4,000 into the Chesapeake Bay Mitigation Fund prior to the issuance of a building permit; and
- e) This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
- f) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Trevor A. Long
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of June, 2022.

CBPA22-63_112NKnob-res



Chesapeake Bay Board of James City County, Virginia

June 8, 2022

CBPA 22-0063

Matthew and Shelley Triola

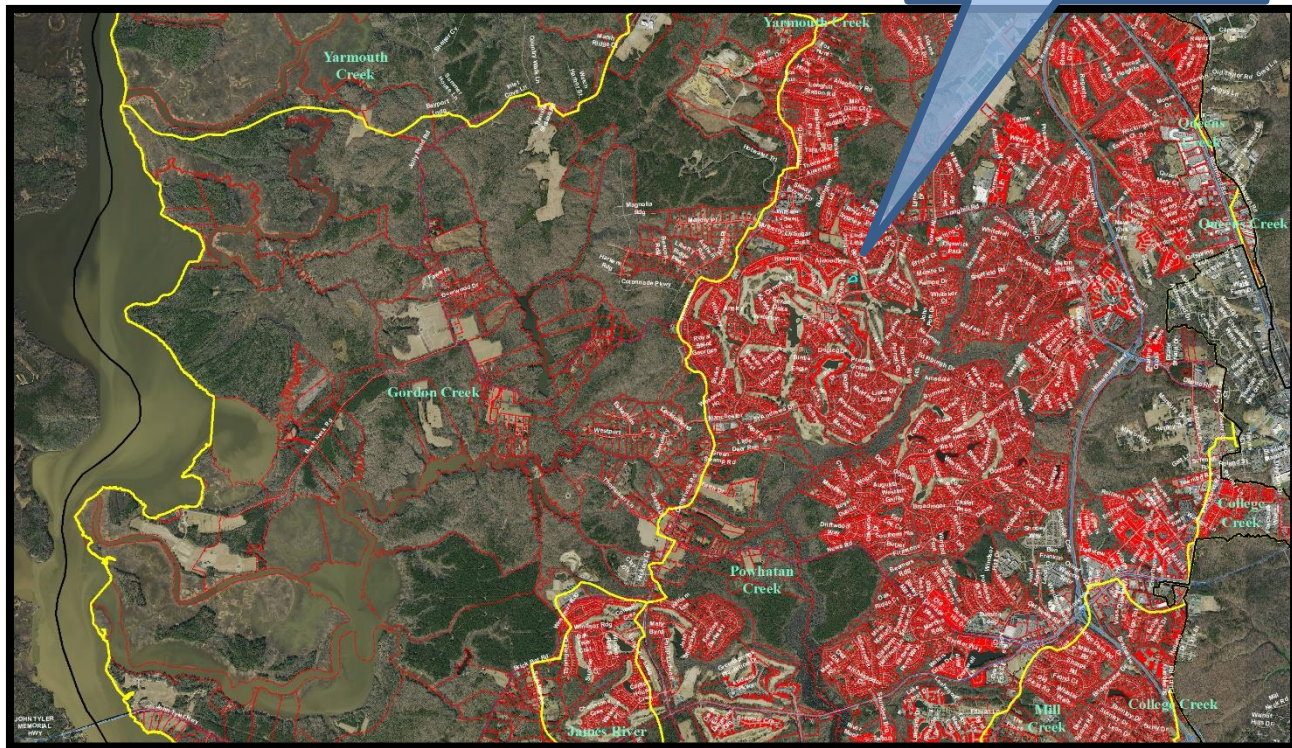
112 North Knob Hill



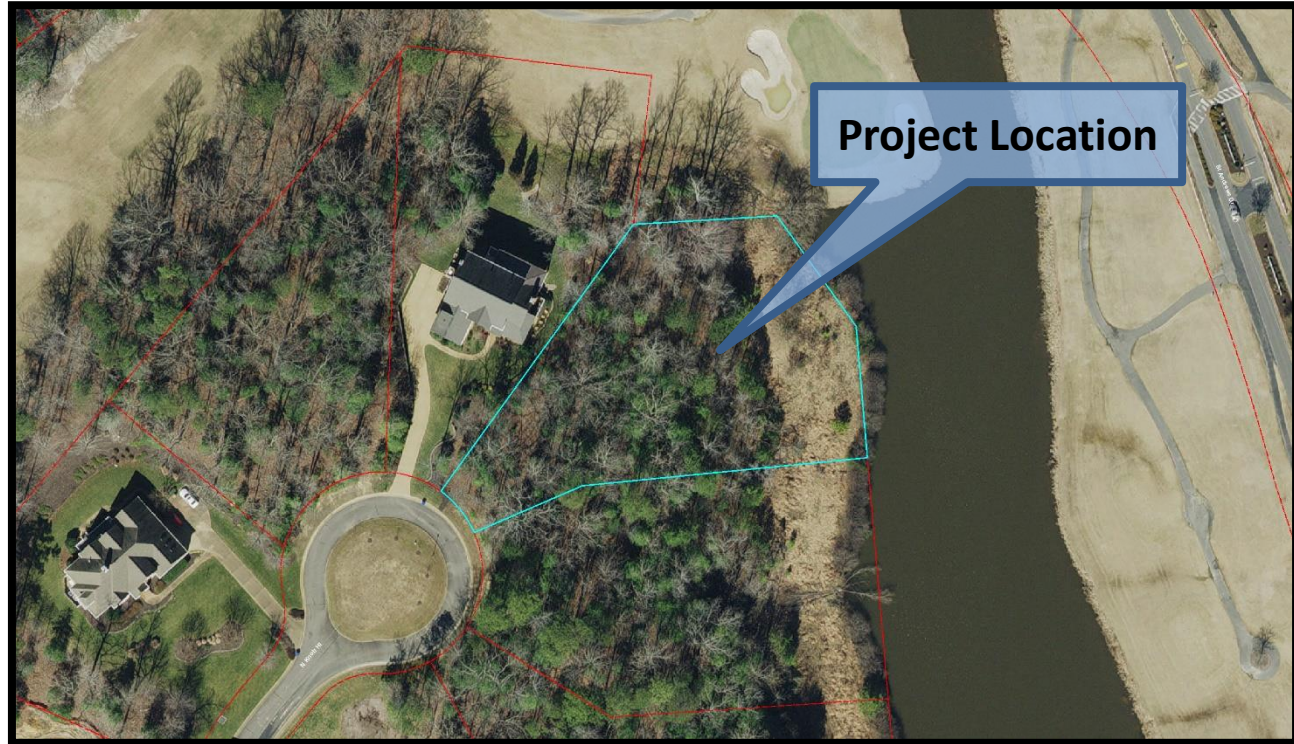
Applicant Request

- ✓ Construction of a single-family dwelling.

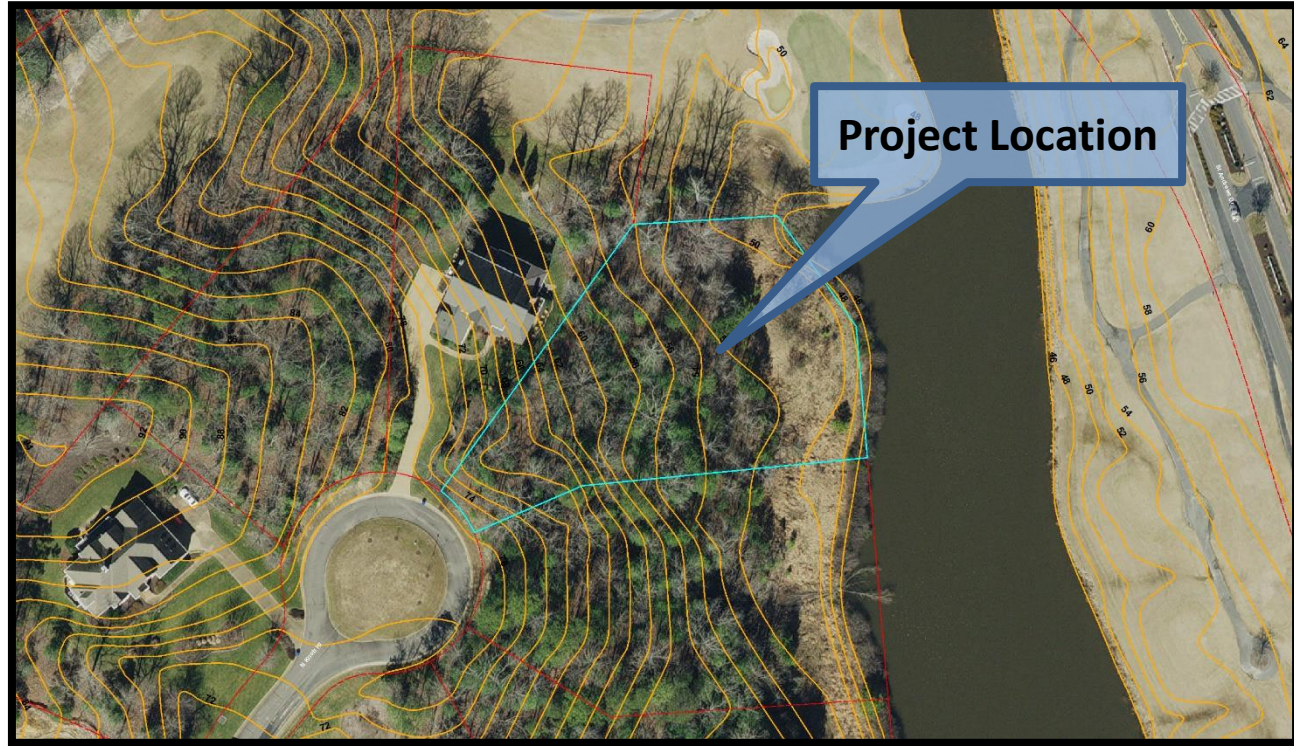
Subject Parcel



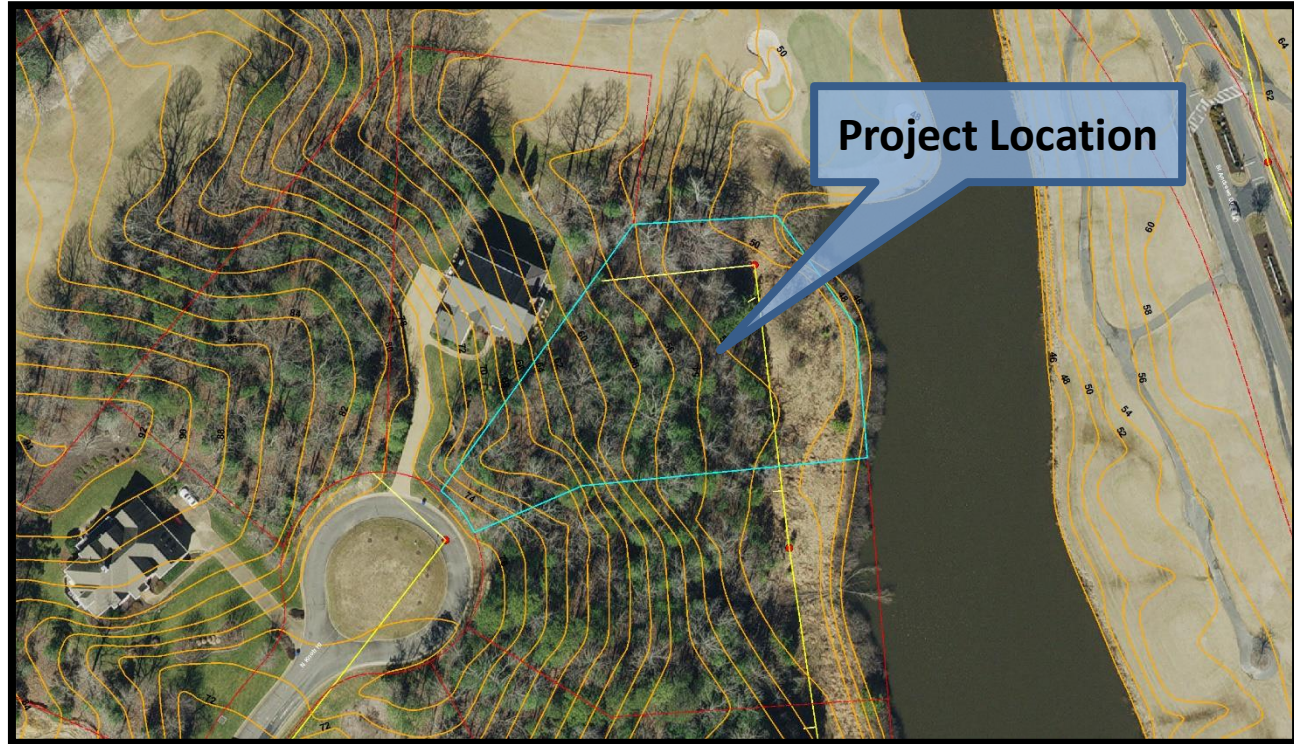
Vicinity Map
CBPA-22-0063
112 North Knob Hill



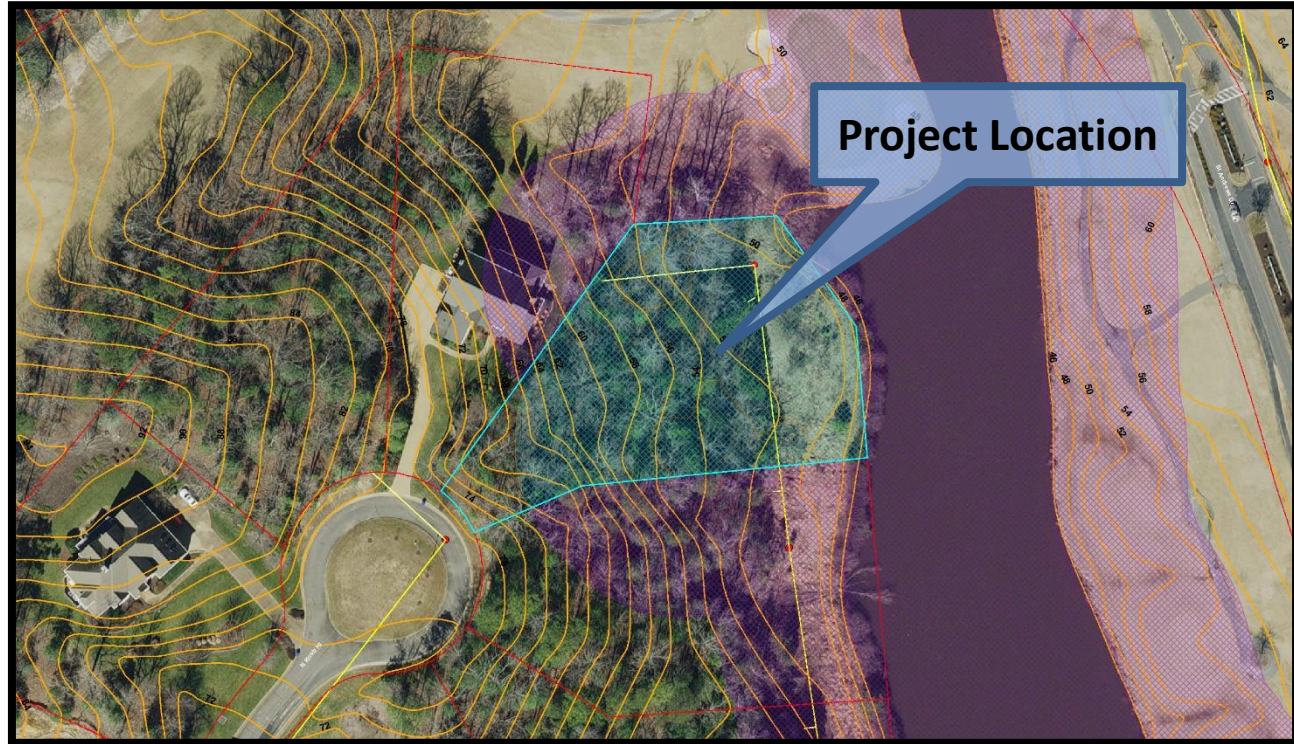
Aerial Photograph
CBPA-22-0063
112 North Knob Hill



Topography
CBPA-22-0063
112 North Knob Hill



Sanitary Sewer
CBPA-22-0063
112 North Knob Hill



Resource Protection Area
CBPA-22-0063
112 North Knob Hill

Proposed Single-Family Dwelling Seaward 50-foot Encroachments

Proposed Single-Family Dwelling Landward 50-foot Encroachments

Proposed Driveway Landward 50-foot RPA

Proposed Driveway Seaward 50-foot RPA

50 foot Resource Protection Area

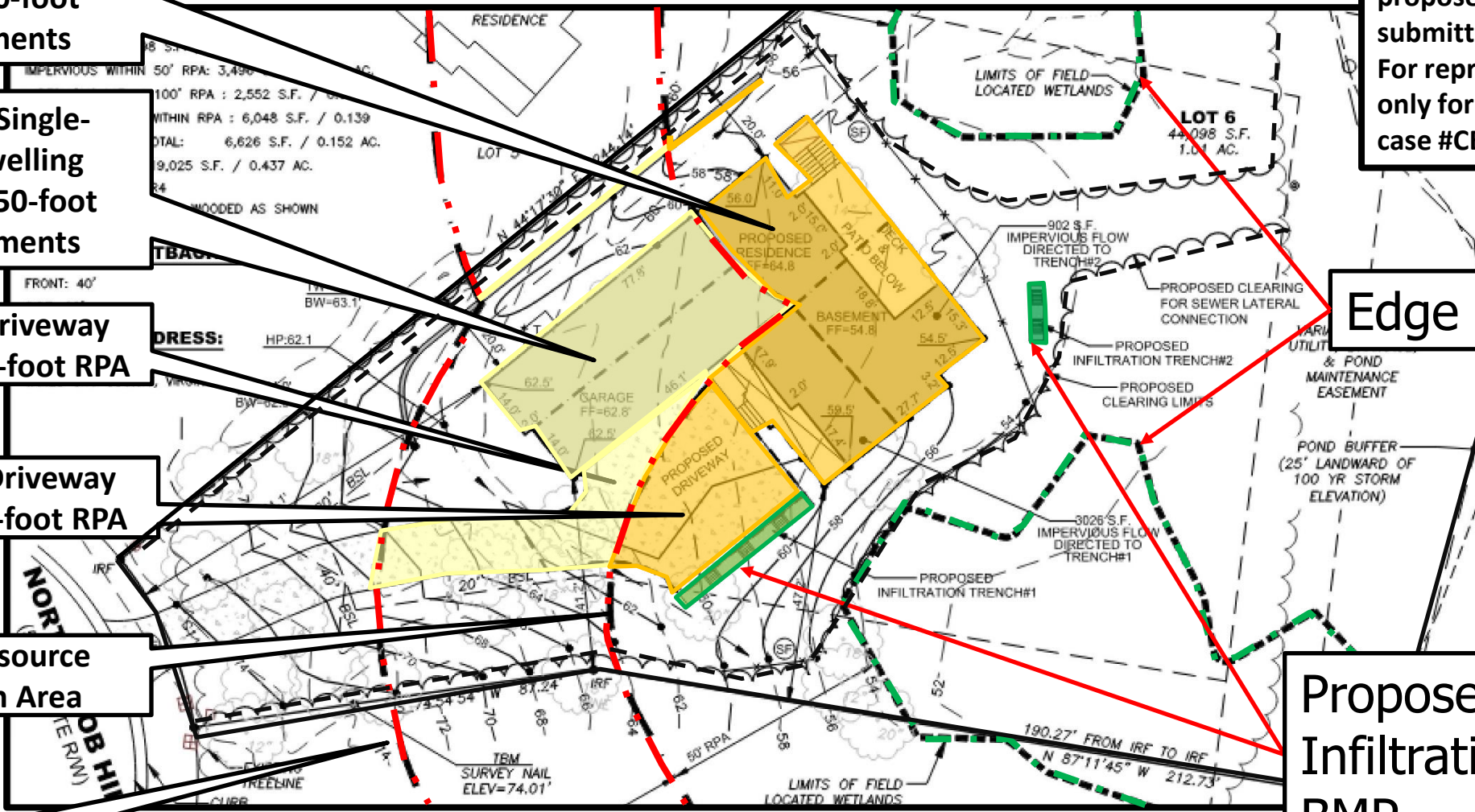
100-foot Resource Protection Area

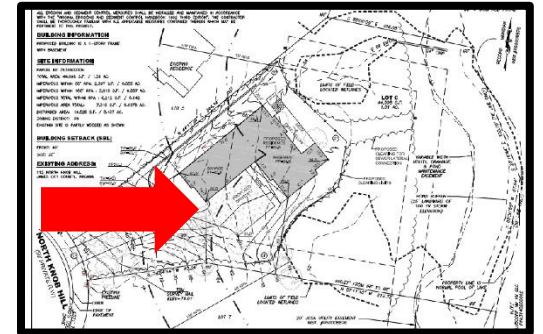
Site Plan showing proposed improvements, submitted May 13, 2022. For representative use only for presentation of case #CBPA-22-0063

Edge of Wetlands

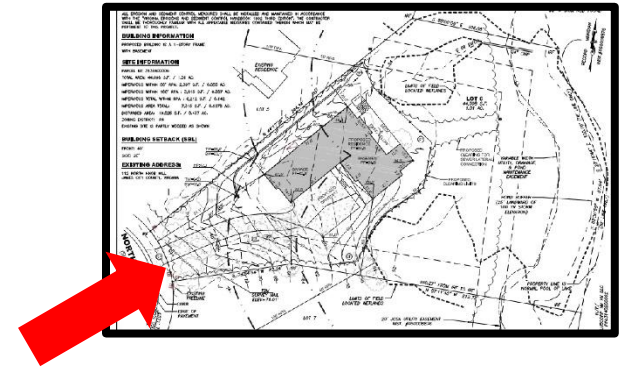
Proposed Infiltration BMP

Site Plan - CBPA-22-0063
112 North Knob Hill

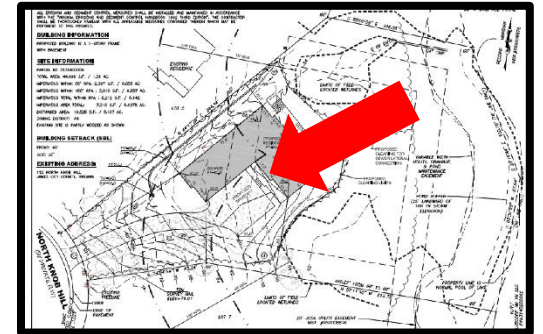




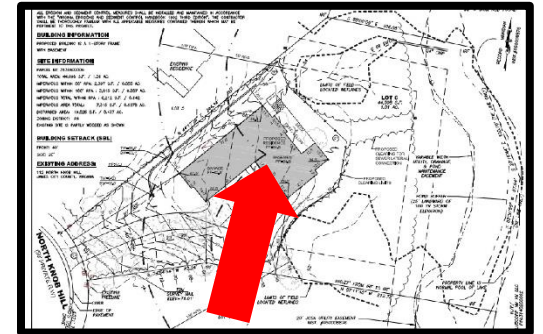
**Site Photograph #1 - CBPA-22-0063
112 North Knob Hill**



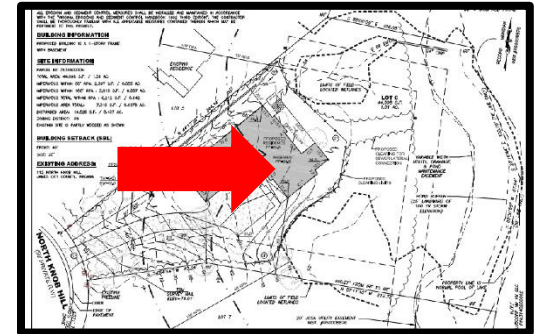
**Site Photograph #2 - CBPA-22-0063
112 North Knob Hill**



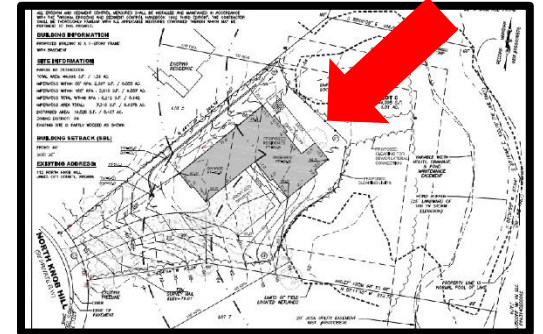
Site Photograph #3 - CBPA-22-0063
112 North Knob Hill



**Site Photograph #4 - CBPA-22-0063
112 North Knob Hill**



Site Photograph #5 - CBPA-22-0063
112 North Knob Hill



Site Photograph #5 - CBPA-22-0063
112 North Knob Hill

Considerations



The Board may grant exceptions to Section 23-7 if the applications meets the following five conditions:

- ✓ The exception request is the minimum necessary to afford relief; and
- ✓ Granting the exception will not confer upon the Applicants 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; and
- ✓ 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; and
- ✓ 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; and
- ✓ Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

Permit Conditions

Staff Recommendation – Approval



- ✓ All other necessary local, state and federal permits
- ✓ A mitigation plan equating to 8 planting units
- ✓ A surety of \$4,000 to guarantee plantings
- ✓ The payment of \$4,000 be paid into the Chesapeake Bay Mitigation Fund
- ✓ An Affidavit be recorded
- ✓ This exception request approval shall become null and void if construction has not begun by June 8, 2023
- ✓ Written requests for extension submitted no later than April 27, 2023

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, AND SETBACKS AS SHOWN ON INST.#050008876.
- ELEVATION SHOWN HEREON ARE IN FEET AND ARE BASED ON AN ASSUMED DATUM OF 100'.
- WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #5101030117D, DATED DECEMBER 16, 2015.
- LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY SERVICE AUTHORITY.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
- TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
- CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
- ALL DIMENSIONS SHOWN HEREON ARE TO THE FRAMELINE OF THE BUILDING.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 1-STORY FRAME WITH BASEMENT

SITE INFORMATION

PARCEL ID: 3131400006
 TOTAL AREA: 44,098 S.F. / 1.01 AC.
 IMPERVIOUS WITHIN 50' RPA : 3,496 S.F. / 0.080 AC.
 IMPERVIOUS WITHIN 100' RPA : 2,552 S.F. / 0.059 AC.
 IMPERVIOUS TOTAL WITHIN RPA : 6,048 S.F. / 0.139 AC.
 IMPERVIOUS AREA TOTAL: 6,626 S.F. / 0.152 AC.
 DISTURBED AREA: 19,025 S.F. / 0.437 AC.
 ZONING DISTRICT: R4
 EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

FRONT: 40'
 SIDE: 20'

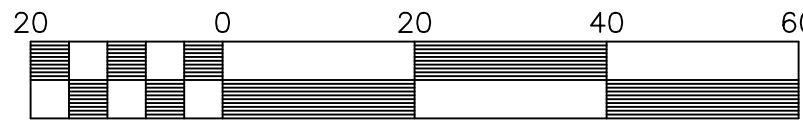
EXISTING ADDRESS:

112 NORTH KNOB HILL
 JAMES CITY COUNTY, VIRGINIA

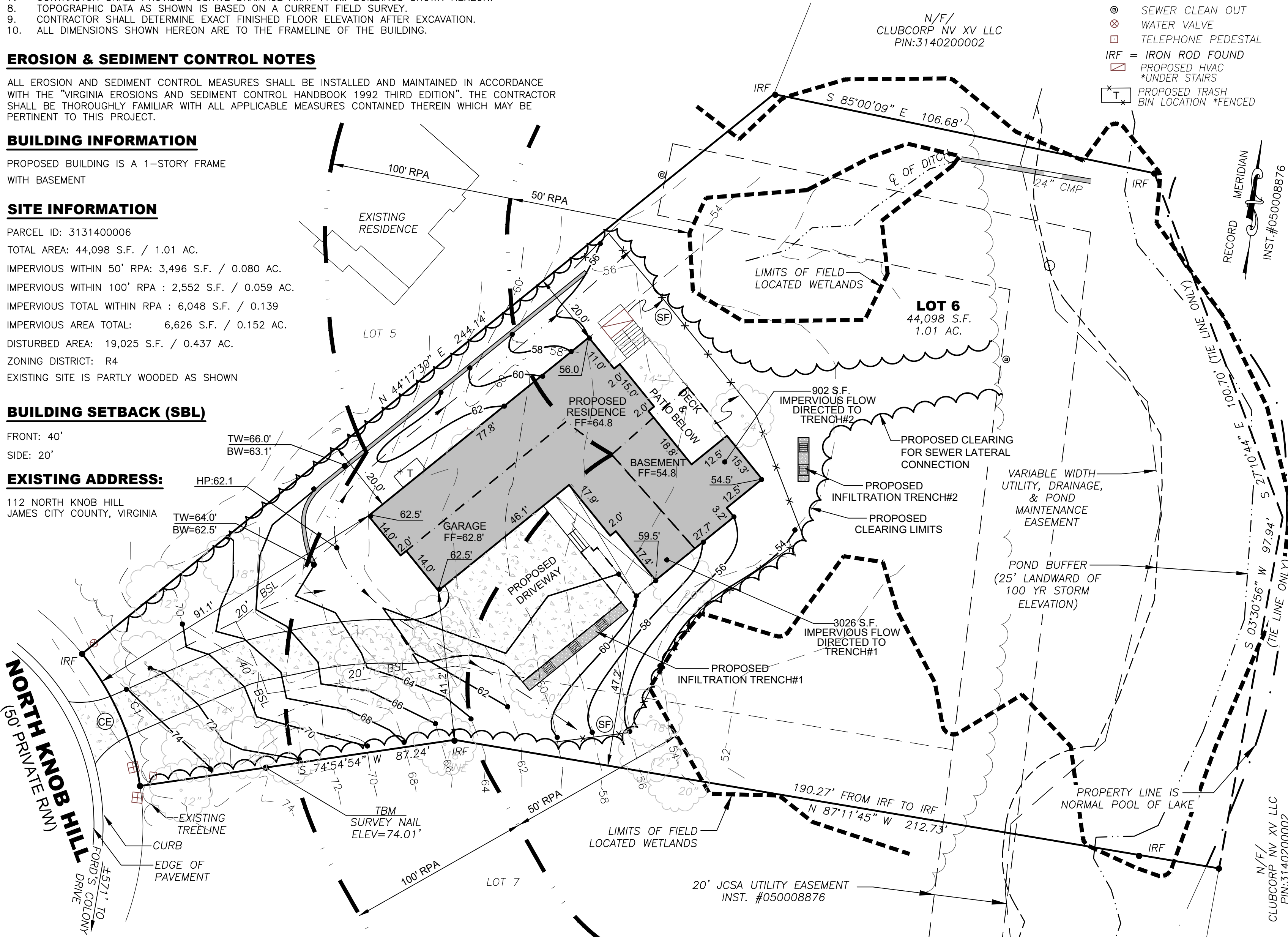
LANDSCAPING NOTES

- PROPOSED PATIO WILL BE INSTALLED UNDER DECK IN LIEU OF 3" OF GRAVEL.
- SPECIES OF PLANTS AND PLANTING LOCATION TO BE COORDINATED WITH THE JAMES CITY COUNTY ENGINEERING AND RESOURCE PROTECTION DIVISION.
- ALL MITIGATION PLANTINGS TO BE LOCATED INSIDE OF RPA.
- SITE REQUIRES 16 MITIGATION UNITS, 8 TO BE PLANTED ON SITE AND 10 CREDITS PURCHASED WITH THE JCC MITIGATION BANK.

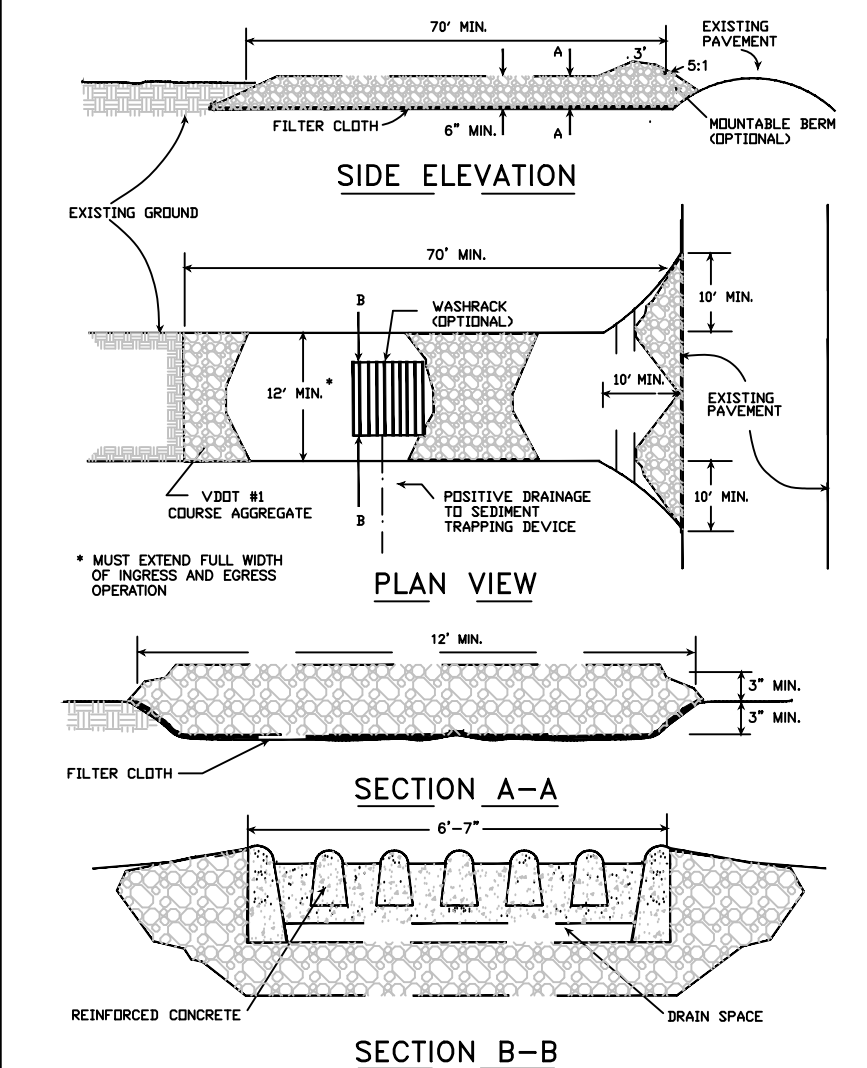
CURVE	ARC LEN.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C1	40.09'	75.00'	30°37'24"	N 30°23'48" W	39.61'



- LEGEND**
- CATCH BASIN
 - SANITARY SEWER MANHOLE
 - WATER METER
 - SEWER CLEAN OUT
 - WATER VALVE
 - TELEPHONE PEDESTAL
 - IRF = IRON ROD FOUND
 - PROPOSED HVAC *UNDER STAIRS
 - PROPOSED TRASH BIN LOCATION *FENCED



STONE CONSTRUCTION ENTRANCE



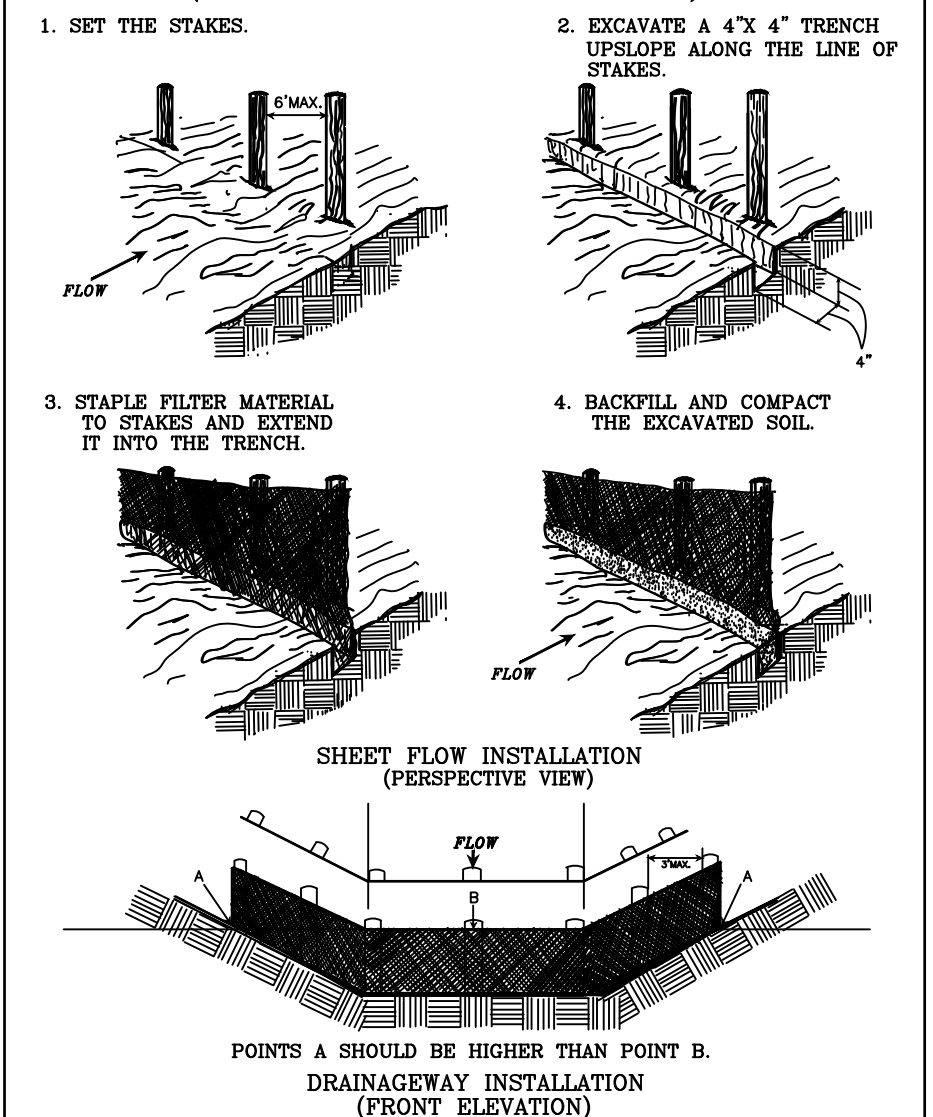
SOURCE: ADAPTED FROM 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

MITIGATION TABLE

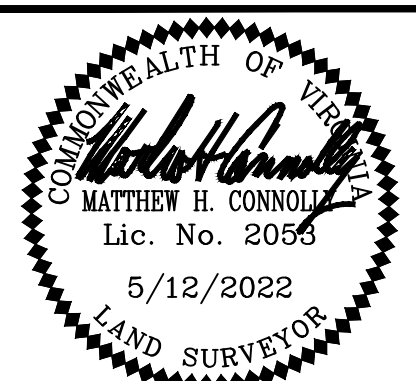
MITIGATION MEASURE	QTY.(NEEDED)	QTY.(NOTE 4)
NATIVE CANOPY TREES	16	8
NATIVE UNDERSTORY TREES	32	16
NATIVE SHRUBS	48	24

2 SHRUBS PER UNDERSTORY TREE AND 4 SHRUBS PER CANOPY TREE

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC Sherwood and Wyant PLATE 3.06-2



SHEET 1 OF 2
 DATE: 4/15/2022
 DRAWN BY: AEQ
 PROJECT No. 22-018
 FILE NAME: 22-018.DWG
 REFERENCES:
 INST.#050008876

LOT PLAN OF
 LOT 6 SECTION XXXIV
 FORD'S COLONY
 FOR
 TRIOLA, MATTHEW J & SHELLEY L
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	5/12/2022	REVISED HOME LOCATION PER CLIENT REQUEST

LRI LANDTECH RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 205 Bullfants Blvd., Suite E, Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SITE INFORMATION

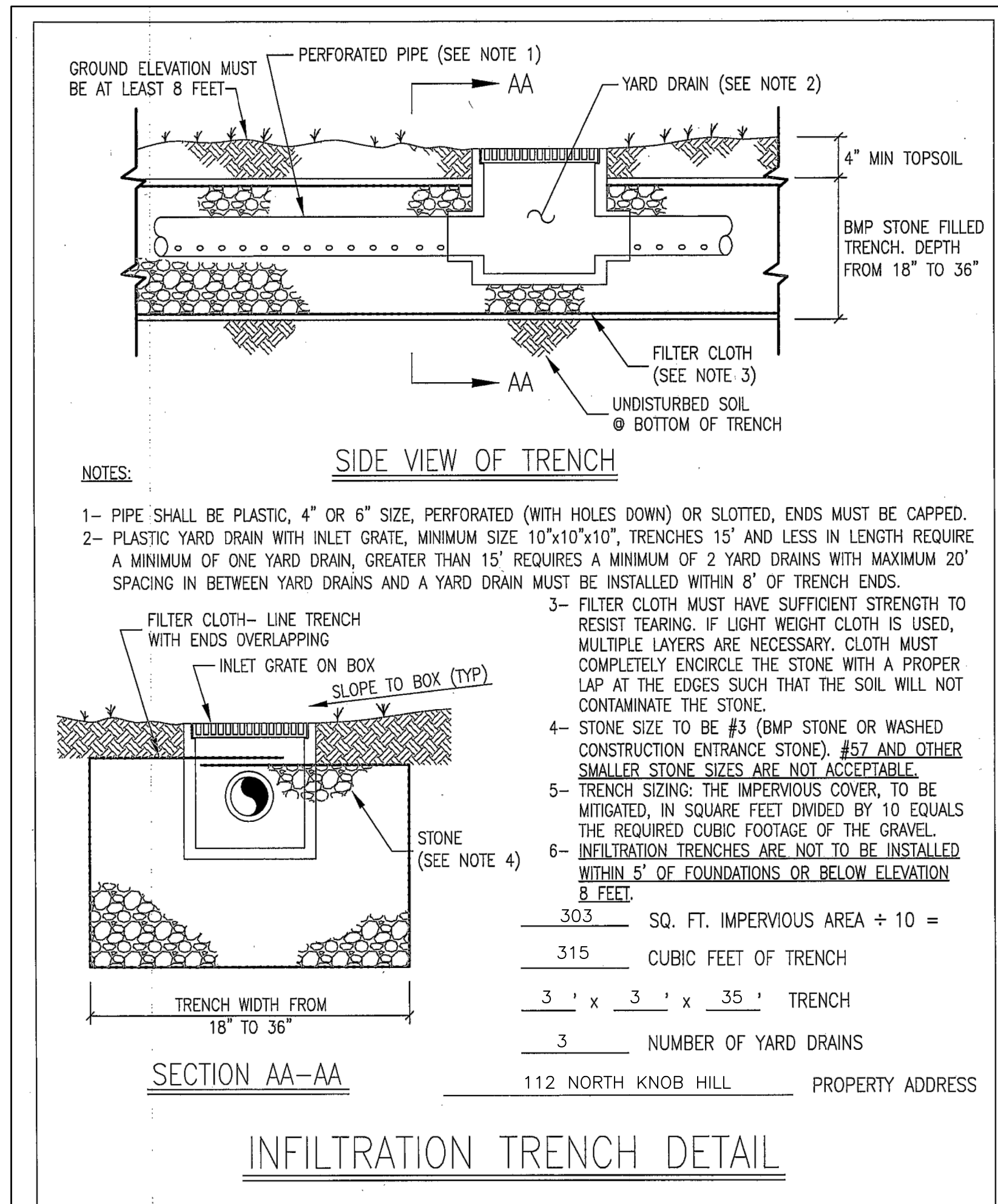
PARCEL ID: 3131400006
 TOTAL AREA: 44,098 S.F. / 1.01 AC.
 IMPERVIOUS WITHIN 50' RPA: 3,496 S.F. / 0.080 AC.
 IMPERVIOUS WITHIN 100' RPA : 2,552 S.F. / 0.059 AC.
 IMPERVIOUS TOTAL WITHIN RPA : 6,048 S.F. / 0.139 AC.
 IMPERVIOUS AREA TOTAL: 6,626 S.F. / 0.152 AC.
 DISTURBED AREA: 19,025 S.F. / 0.437 AC.
 ZONING DISTRICT: R4

BUILDING SETBACK (SBL)

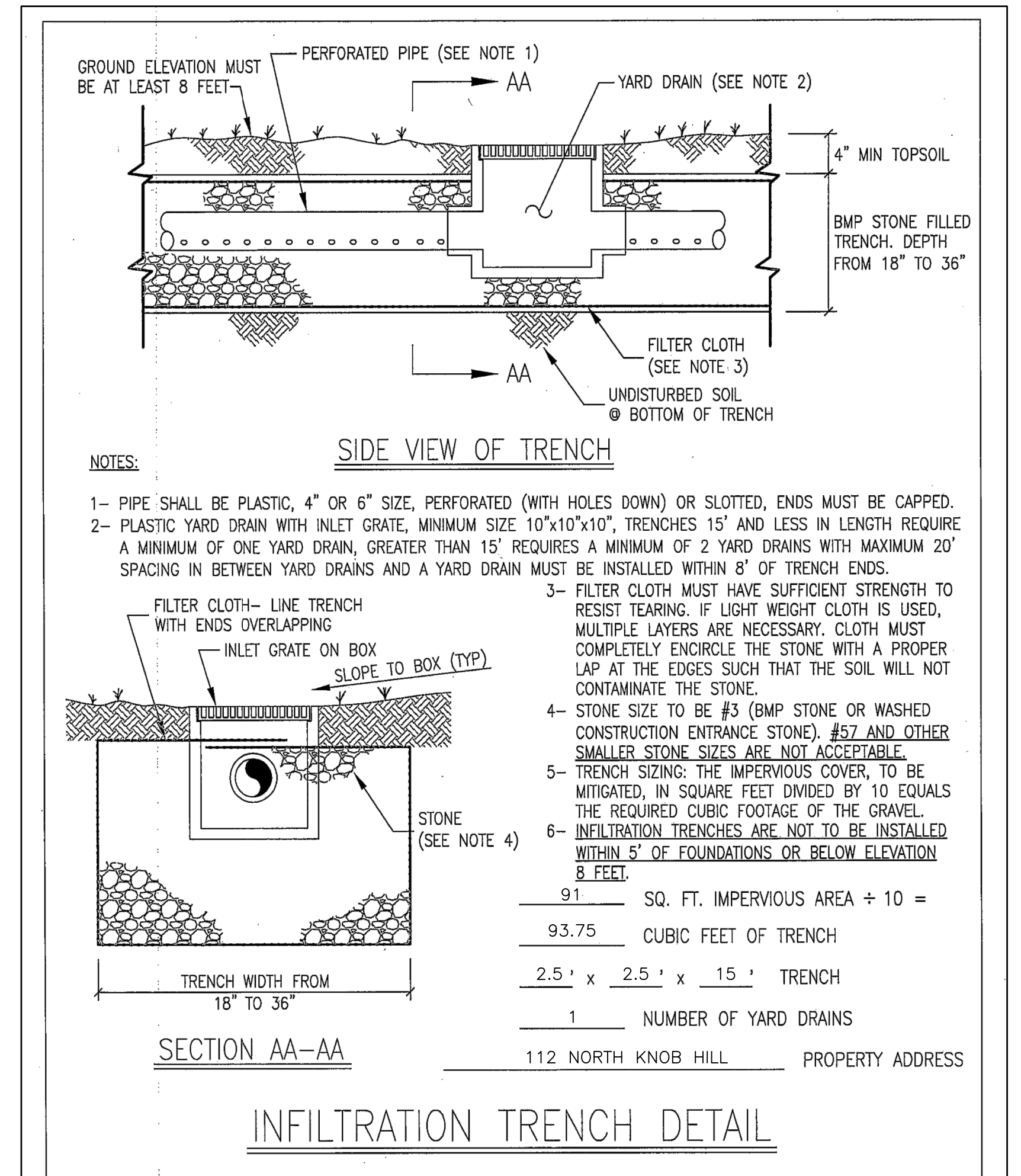
FRONT: 40'
 SIDE: 20'

EXISTING ADDRESS:

112 NORTH KNOB HILL
 JAMES CITY COUNTY, VIRGINIA



TRENCH #1 DETAIL



TRENCH #2 DETAIL



SHEET 2 OF 2

DATE: 4/15/2022
 DRAWN BY: AEQ
 PROJECT No. 22-018
 FILE NAME: 22-018.DWG
 REFERENCES:
 INST.#050008876

PLOT PLAN OF
 LOT 6 SECTION XXXIV
 FORD'S COLONY
 FOR
 TRIOLA, MATTHEW J & SHELLEY L

JAMES CITY COUNTY

VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	5/12/2022	REVISED HOME LOCATION PER CLIENT REQUEST





General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-22-0063
112 North Knob Hill
Home Construction

May 31, 2022

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Matthew and Ms. Shelley Triola for encroachments into the Resource Protection Area (RPA) buffer for the construction of a single family dwelling on property located at 112 North Knob Hill, JCC Parcel No. 3131400006.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, June 8, 2022, at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Trevor Long

Trevor Long
Chesapeake Bay Board Secretary
757-253-6789
trevor.long@jamescitycountyva.gov

PIN	Last Name	Address Line 1	City	State
3140200002	CLUBCORP NV XV LLC	PO BOX 2539	SAN ANTONIO	TX
3131400004	LEARY, ROBERT S & RUTHERFOORD, NANCY E	115 N KNOB HL	WILLIAMSBURG	VA
3131400003	MCANDREW, BRIAN P &	109 N KNOB HL	WILLIAMSBURG	VA
3131400005	MATE, STANLEY S TRUSTEE &	116 N KNOB HL	WILLIAMSBURG	VA
3131400001A	FORDS COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA
3131400006	TRIOLA, MATTHEW J & SHELLEY L	5340 POINTE SPRING XING	SPRING	TX
3131400007	BEDNER, JOSEPH GREGORY & BRENDA SUE	9760 VIEWCREST DRIVE	FAIRFAX STATION	VA
3131400008	AMCLON HOLDINGS LLC	PO BOX 120141	NEWPORT NEWS	VA
3131400009	COLON, AMINTA I & JOSE L	100 N KNOB HL	WILLIAMSBURG	VA
	LandTech Resources, Inc. Attn: Chase Grogg	205-E Bulifants BVD	Williamsburg	VA

Zip Code
78299-2539
23188-6415
23188-6415
23188-6318
23188-7404
77389-1729
22039-2900
23612-0141
23188-6415
23188-5740



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **Wednesday, June 8, 2022 AT 5 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-22-0009: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mrs. Patricia and Mr. James Mishler for a wetlands permit for the installation of an offshore sill with beach nourishment and sprigging on property located at 213 Southpoint Dr, James City County (JCC) Parcel No.4930270014.

WJPA-22-0010: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mr. Glenn Horner for a wetlands permit for the construction of a stone and concrete revetment on property located at 3181 Derby Lane, James City County (JCC) Parcel No.4540300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-22-0053: Ms. Bettyann and Mr. Robert Thompson have applied for a Chesapeake Bay Exception for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Road, James City County (JCC) Parcel No.43510200016.

CBPA-22-0057: Mr. Mark Adam, Black Tip Associates, LLC, has applied for a Chesapeake Bay Exception on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, James City County (JCC) Parcel No.5030400103.

CBPA-22-0060: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mrs. and Mr. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 4816 Hickory Signpost Road, James City County (JCC) Parcel No.4720100045.

CBPA-22-0063: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Shelley and Mr. Matthew Triola for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 112 North Knob Hill, James City County (JCC) Parcel No.3131400006.

CBPA-22-0066: Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments

into the RPA buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, James City County (JCC) Parcel No.471070030.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – Wednesday, May 25, 2022, and Wednesday, June 1, 2022.

ACCOUNT NO. CU00015112

VIRGINIA GAZETTE

1/8 PAGE, VERTICAL, B/W

CARD # x6648

COPIES: PLANNING
 ASSISTANT COUNTY ATTORNEY
 WETLANDS/CHESAPEAKE BAY BOARD MEMBERS

ITEM SUMMARY

DATE: 6/8/2022
TO: Chesapeake Bay Board
FROM: Trevor Long, Chesapeake Bay Board Secretary
SUBJECT: CBPA-22-0053 : 1568 Harbor Road

Mr. Robert and Ms. BettyAnn Thompson have applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a seating wall on property located at 1568 Harbor Road, JCC Parcel No. 4310200016.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Resolution	Resolution
☐	Presentation	Presentation
☐	Site Plan	Exhibit
☐	Site Plan 2	Exhibit
☐	APO Letter	Backup Material
☐	APO List	Backup Material
☐	Public Ad	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:00 PM
Chesapeake Bay Group	Small, Toni	Approved	6/1/2022 - 4:03 PM
Publication Management	Daniel, Martha	Approved	6/2/2022 - 3:09 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	6/2/2022 - 3:40 PM

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-22-0053. 1568 Harbor Road
Staff Report for the June 8, 2022, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. Robert and Ms. BettyAnn Thompson

Agent: None

Location: 1568 Harbor Road

Parcel Identification No.: 4310200016

Parcel: Lot 16, The Harbor, The Governor's Land

Lot Size: 0.3 acres

Area of Lot in Resource Protection Area (RPA): 0.18 acres (60%)

Watershed: James River (JL30)

Floodplain: Zone AE - Base flood elevation is determined to be 8 feet mean sea level

Proposed Activity: Construction of a seating wall

Impervious Cover: 45 square feet

RPA Encroachment: 45 square feet, landward 50-foot RPA

Staff Contact: Trevor A. Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Robert and Ms. BettyAnn Thompson have applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a seating wall located at 1568 Harbor Road within the Governor's Land subdivision and the James River watershed. The property is further identified as James City County Tax Map Parcel No. 4310200016. The parcel was platted in 1994, after the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.3 acres, of which 60% is located within the RPA. In March 2022, officials from the James City County Stormwater and Resource Protection Division received notice that a seating wall had been constructed on this property without the submission of a Chesapeake Bay Preservation Exception Request. The applicants are proposing to gain the approval of the construction of the seating wall after the fact. Total impacts to the RPA associated with this proposal equate to 45 square feet. This project will also encroach on conservation easement located behind the house. Under normal circumstances required mitigation for this amount of impervious impacts equals the plantings of two shrubs. Because this exception request is being heard before the Board after the fact, staff would require double mitigation units equating to four shrubs. The applicants have already planted four shrubs, therefore meeting County requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a seating wall. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a seating wall is considered accessory in nature. This exception request is being heard by the Board after the construction of the project.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
2. Granting the exception will not confer upon the Applicants 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; and
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; and
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; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be minor for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
3. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

TAL/md
CBPA22-53_1568HarbrRd

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-22-0053. 1568 HARBOR ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Robert and Ms. BettyAnn Thomspson, (the “Applicants”), have applied to the Chesapeake Bay Board of James City County (the “Board”) on June 8, 2022, 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. 4310200016 and further identified as 1568 Harbor Road (the “Property”) as set forth in the application CBPA-22-0053 for the purpose of the construction of a seating wall; 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 Applicants 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 applicants must obtain all other necessary federal, state, and local permits as required for the project; and
 - b) This exception request approval shall become null and void if construction has not begun by June 8, 2023; and
 - c) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 27, 2023, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Trevor A. Long
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of June, 2022.

CBPA22-53_1568HarbrRd-res



Chesapeake Bay Board of James City County, Virginia

June 8, 2022

CBPA 22-0053

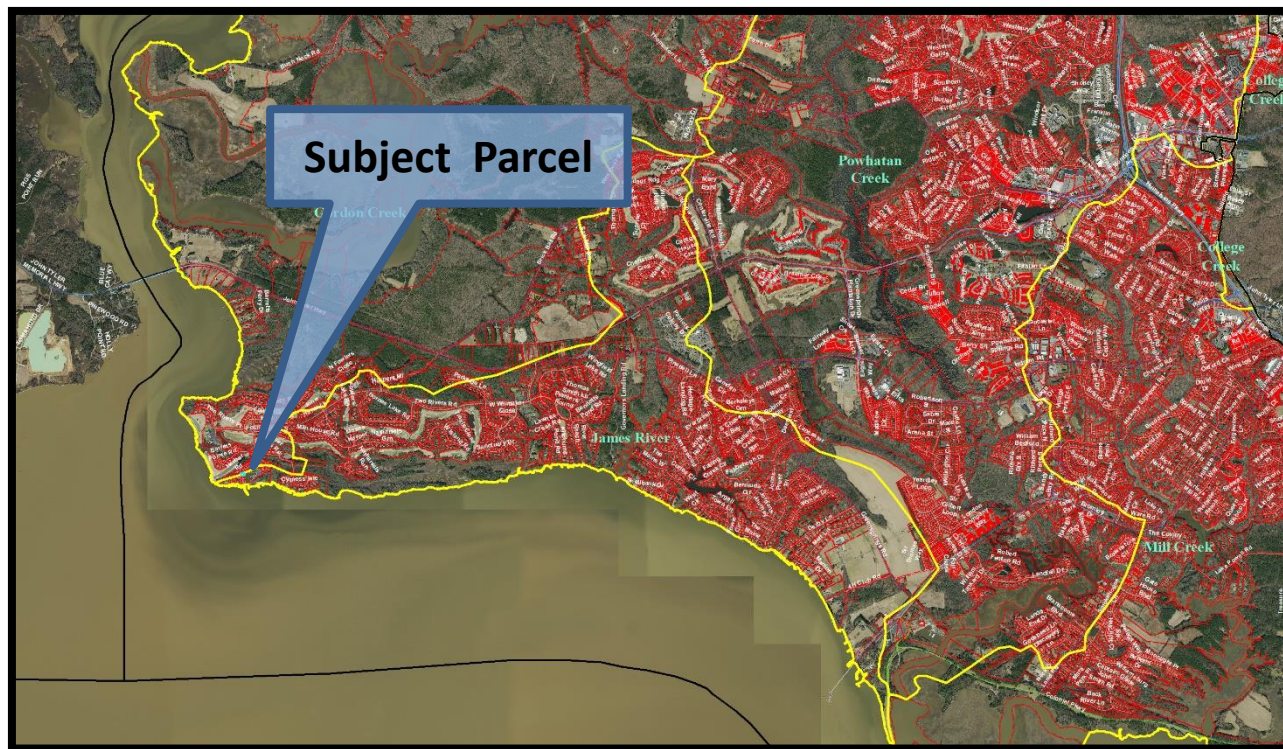
Robert and BettyAnn Thompson

1568 Harbor Road

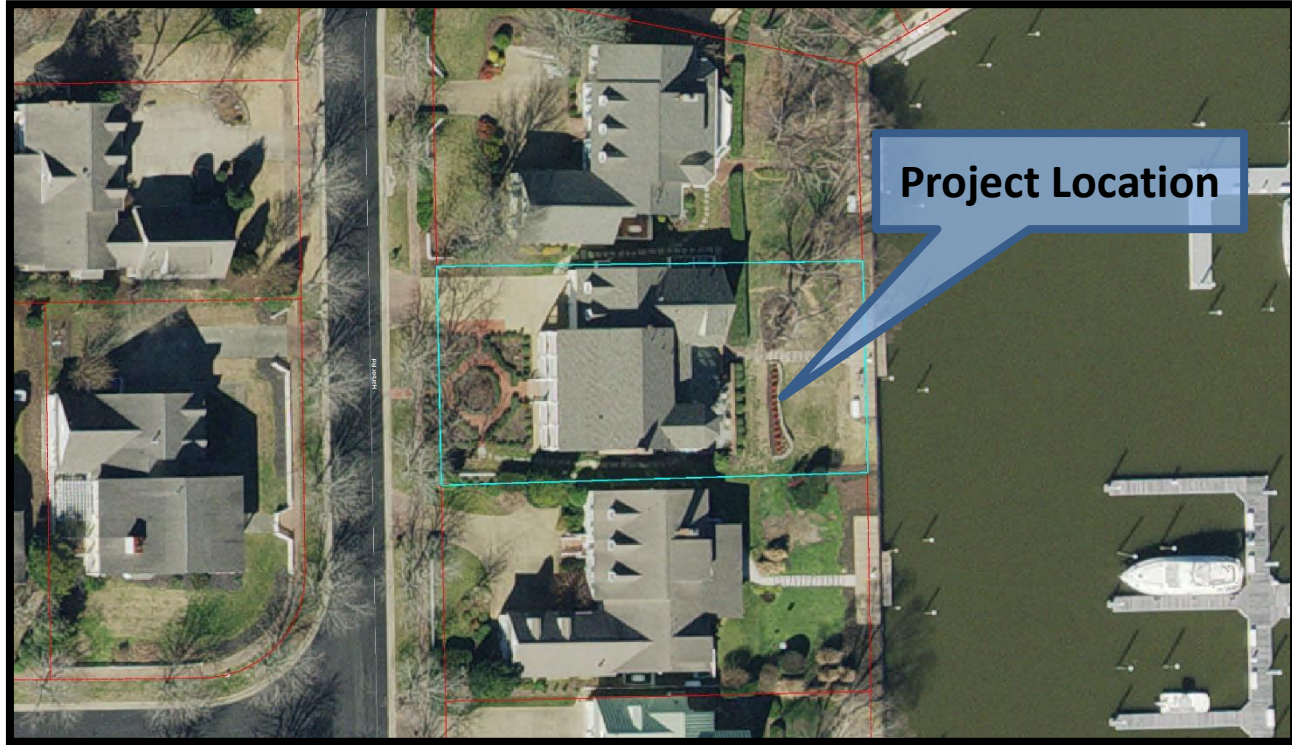


Applicant Request

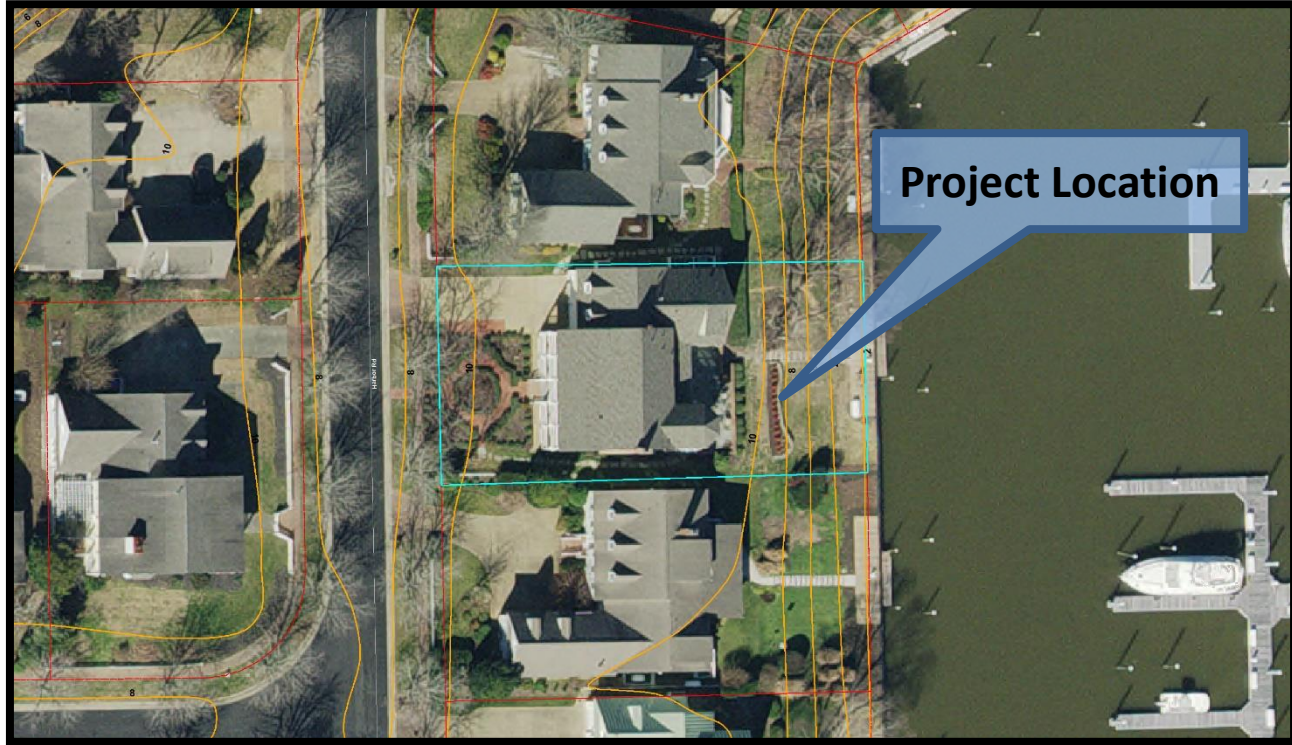
- ✓ Construction of a seating wall.



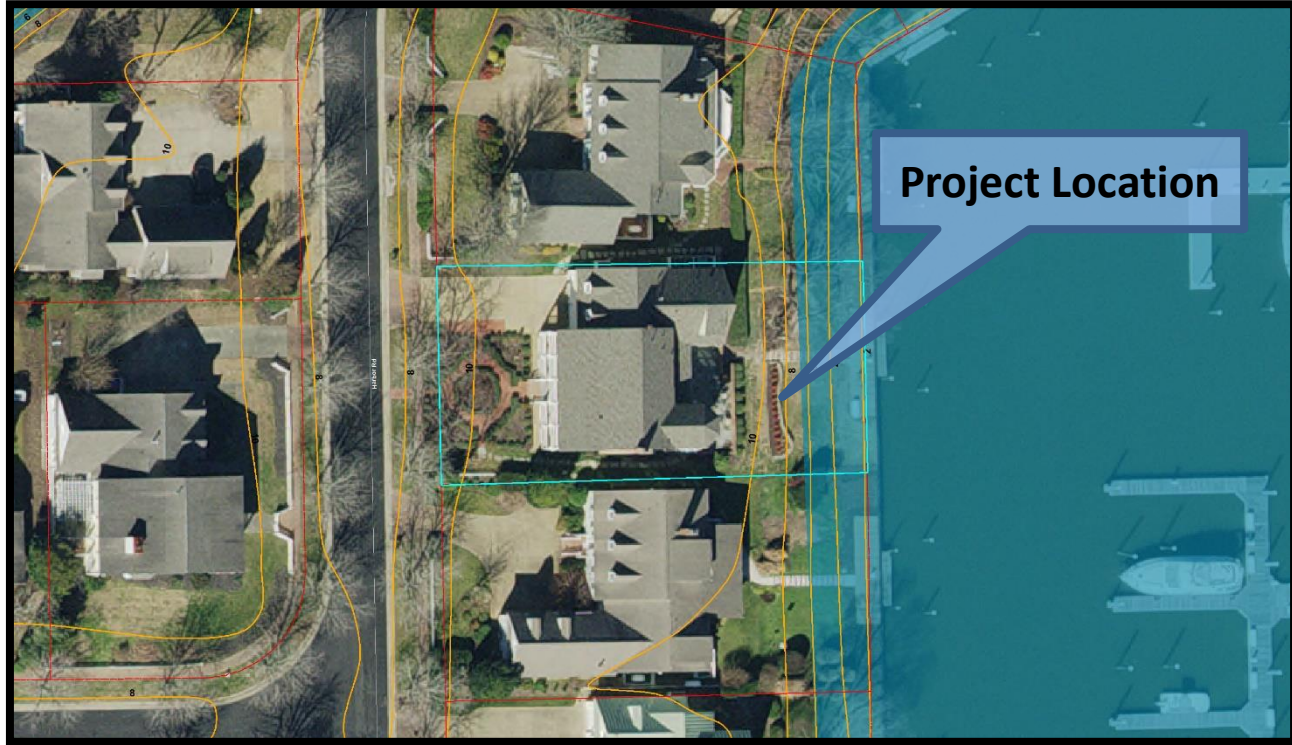
Vicinity Map
CBPA-22-0053
1568 Harbor Road



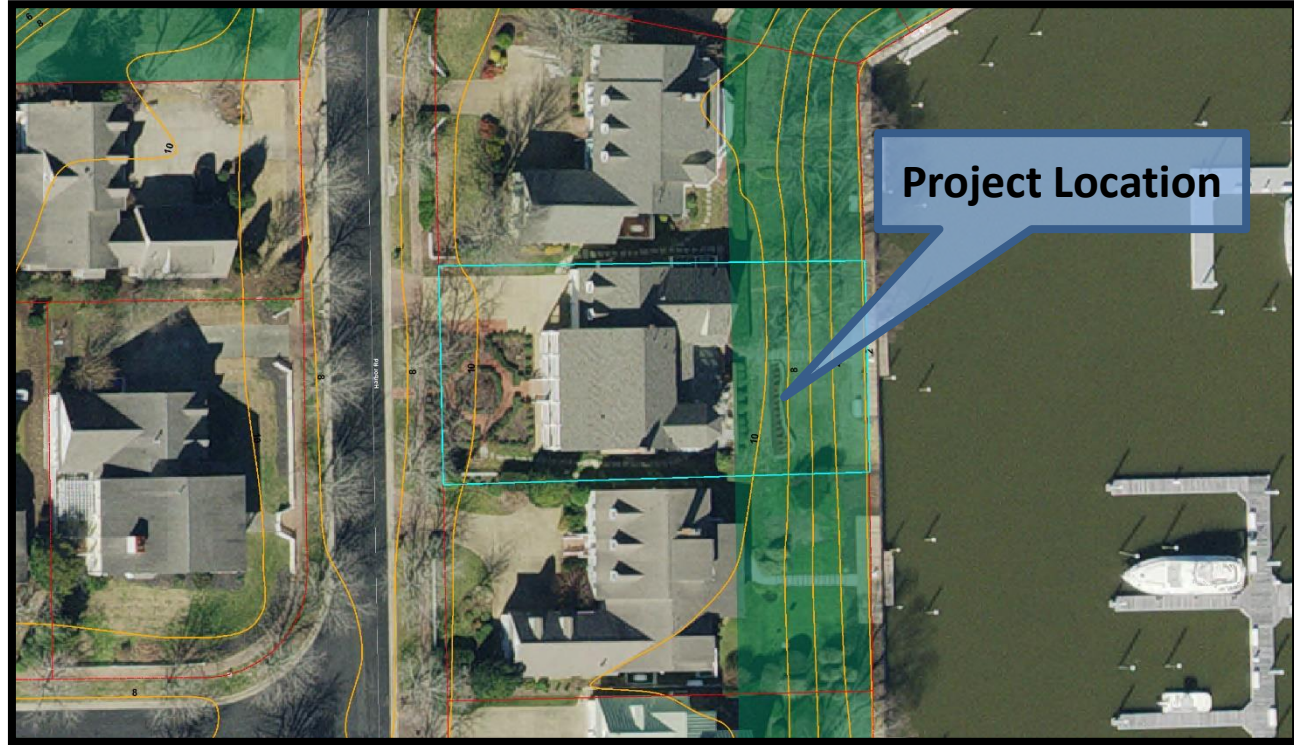
Aerial Photograph
CBPA-22-0053
1568 Harbor Road



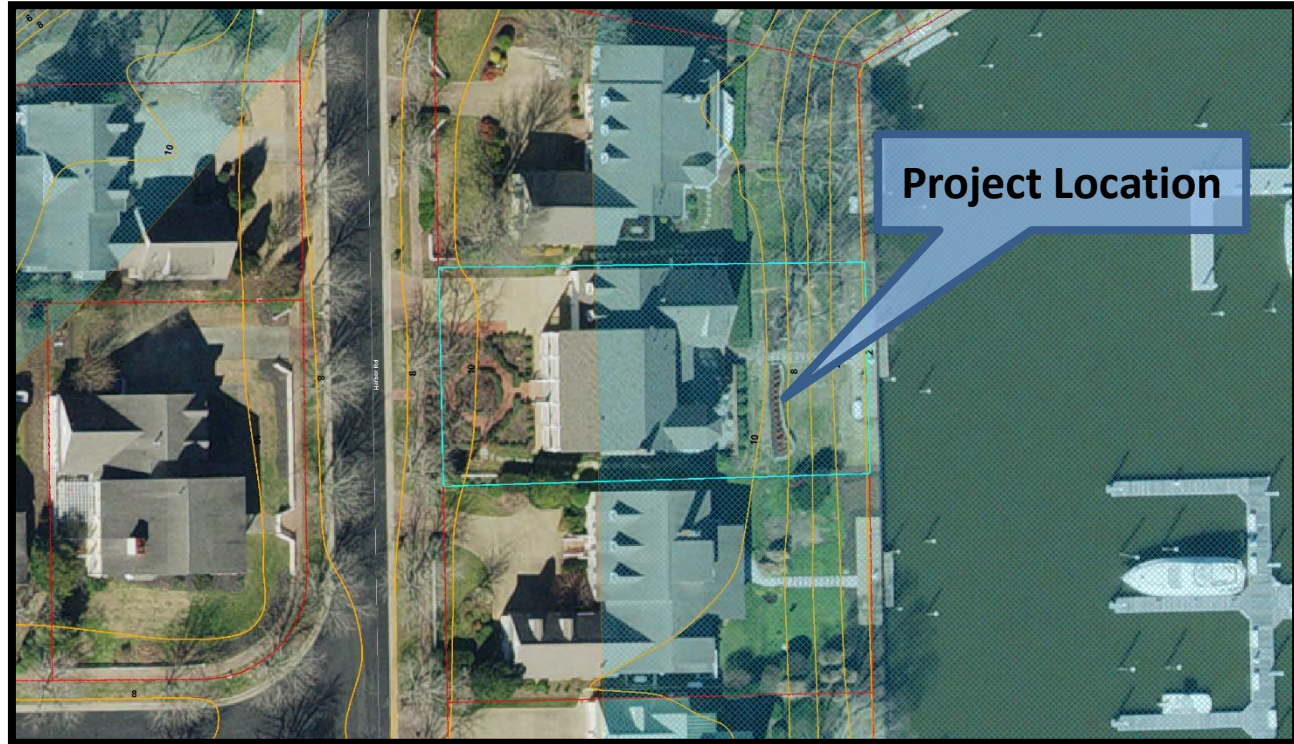
Topography
CBPA-22-0053
1568 Harbor Road



Floodplain
CBPA-22-0053
1568 Harbor Road



Conservation Easement
CBPA-22-0053
1568 Harbor Road



Resource Protection Area
CBPA-22-0053
1568 Harbor Road

Site Plan showing proposed improvements, submitted March 4, 2022. For representative use only for presentation of case #CBPA-22-0051

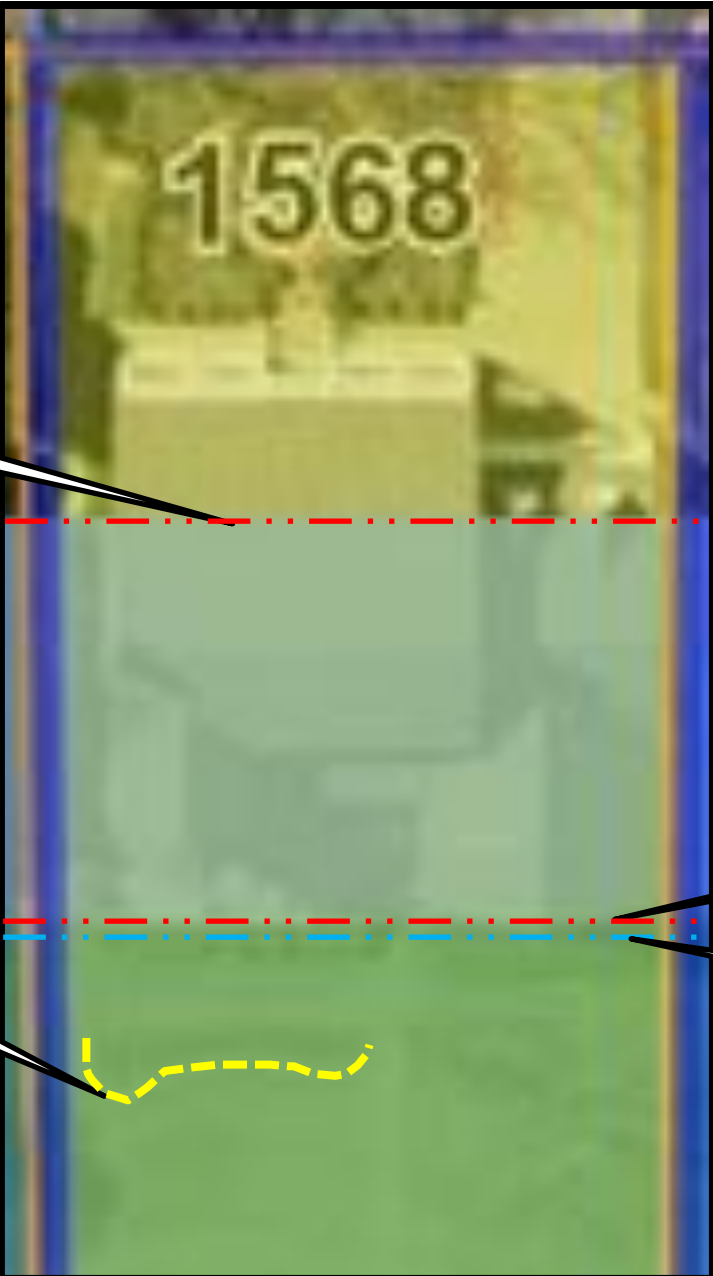
100-foot Resource Protection Area

Proposed Seating Wall

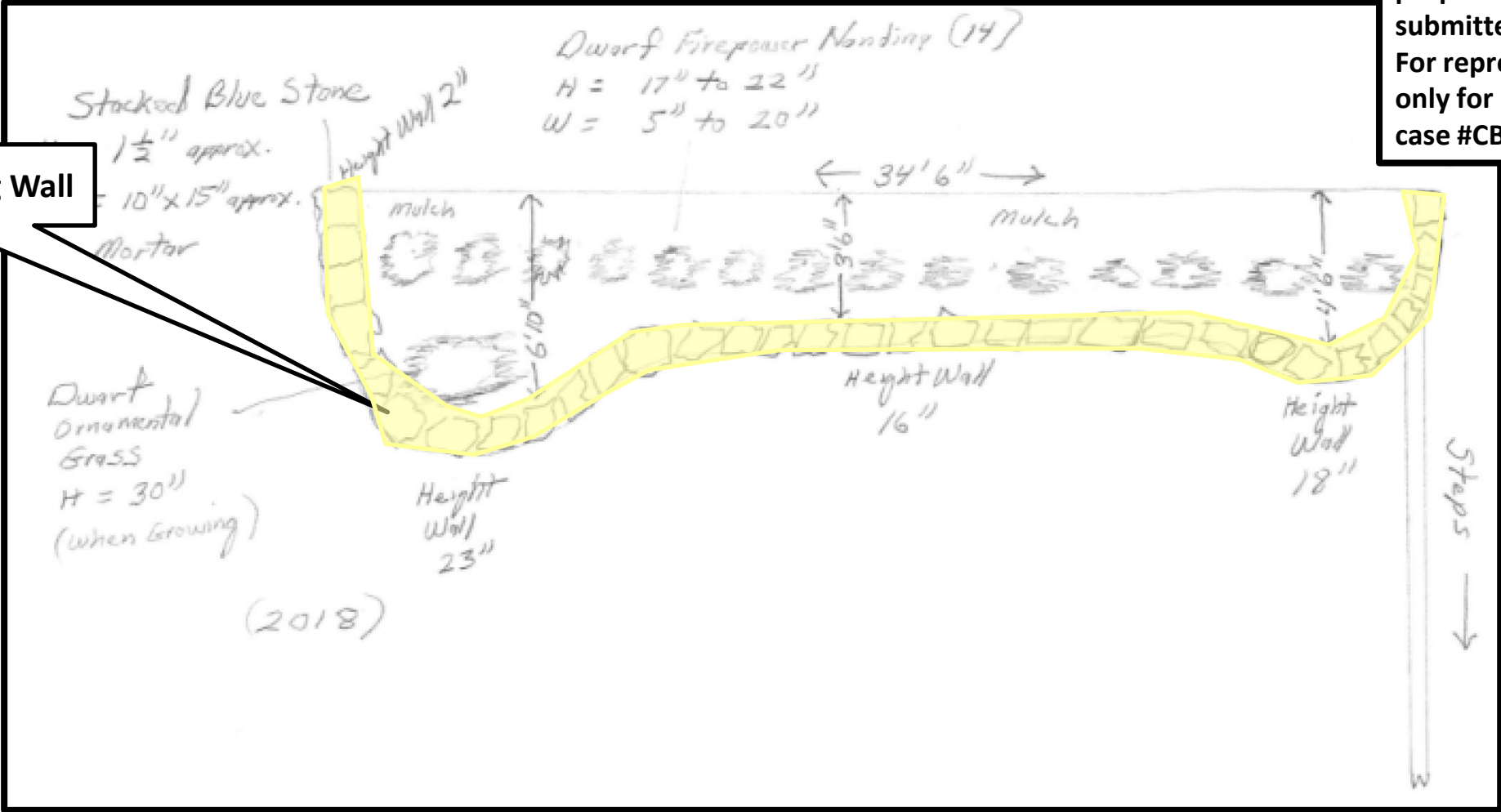
50-foot Resource Protection Area

Conservation Area

Site Plan - CBPA-22-0053
1568 Harbor Road

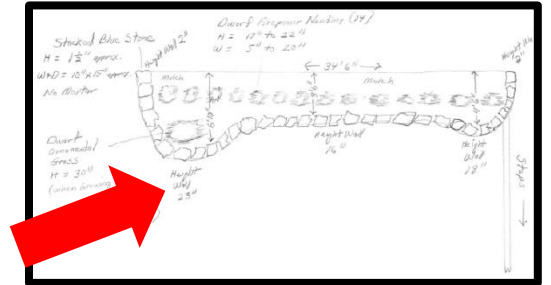


Site Plan showing proposed improvements, submitted March 4, 2022. For representative use only for presentation of case #CBPA-22-0051



Proposed Seating Wall

Site Plan - CBPA-22-0053
1568 Harbor Road



Site Photograph #3 - CBPA-22-0053
1568 Harbor Road

Considerations



The Board may grant exceptions to Section 23-7 if the applications meets the following five conditions:

- ✓ The exception request is the minimum necessary to afford relief; and
- ✓ Granting the exception will not confer upon the Applicants 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; and
- ✓ 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; and
- ✓ 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; and
- ✓ Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

Permit Conditions

Staff Recommendation – Approval

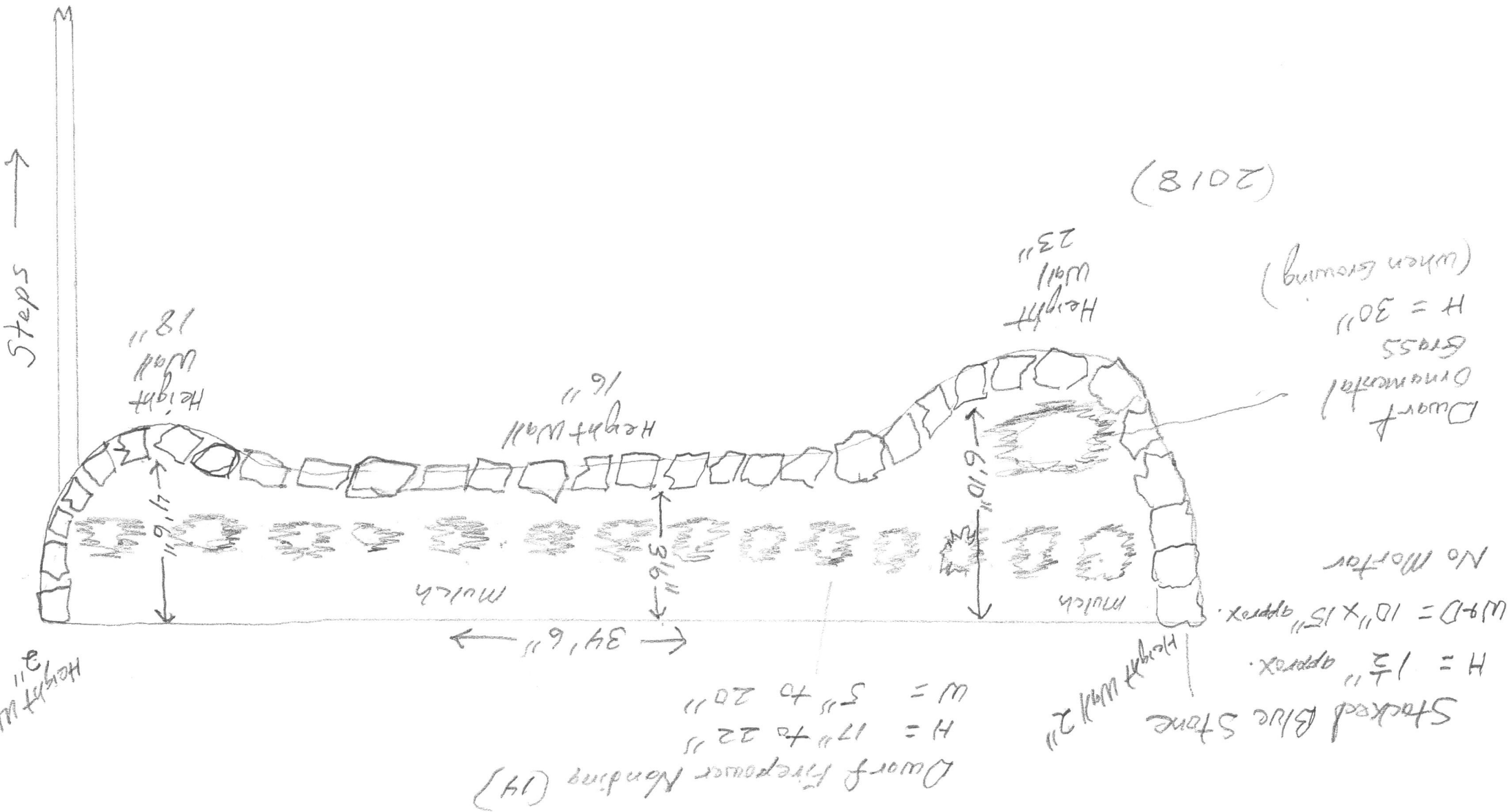


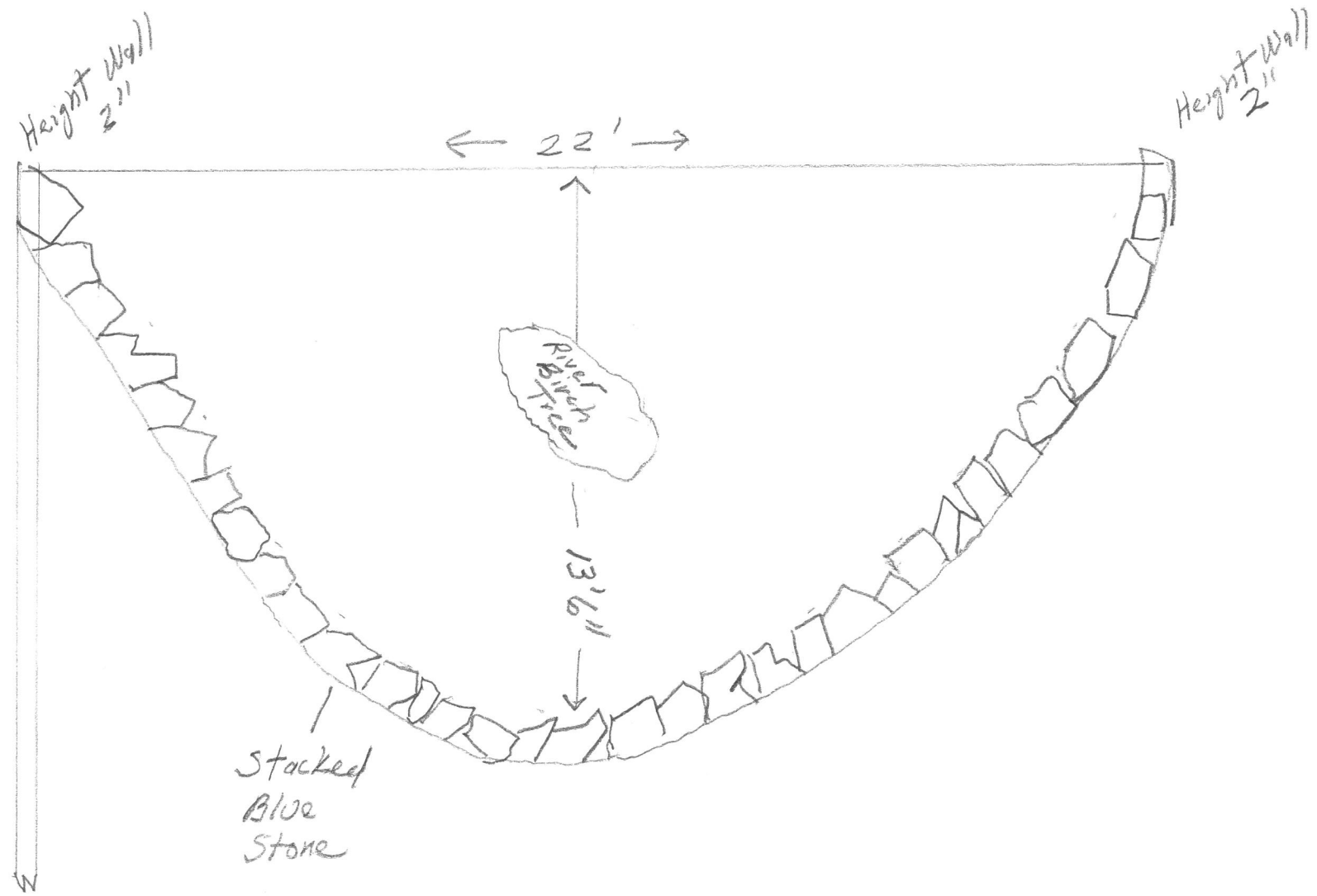
- ✓ All other necessary local, state and federal permits
- ✓ This exception request approval shall become null and void if construction has not begun by June 8, 2023
- ✓ Written requests for extension submitted no later than April 27, 2023



Deck
Bulkhead
Deck
Water - Moring

4" = 1/1





Existing Wall
(CIRCA 1996)



1580
1584

1576

1573

1572

1568

1564

1560

1545

1569

1540

1544

1548

1552

1556



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

GOVERNOR'S LAND FOUNDATION
2700 TWO RIVERS RD
WILLIAMSBURG, VA 23185-7600

RE: CBPA-22-0053
1568 Harbor Rd
Seating Wall

May 31, 2022

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Robert and Mrs. Betty Thompson for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Rd, JCC Parcel No. 4310200016.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, June 8, 2022, at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Trevor Long

Trevor Long
Chesapeake Bay Board Secretary
757-253-6789
trevor.long@jamescitycountyva.gov

PIN	Last Name	Address Line 1	City	State
4310200001B	GOVERNOR'S LAND FOUNDATION	2700 TWO RIVERS RD	WILLIAMSBURG	VA
4310200002	CHRISTY, JAMES T & GRACE T	2929 BARRETS POINTE RD	WILLIAMSBURG	VA
4310200016	THOMPSON, ROBERT CLAY TRUSTEE &	530 OCEAN DR ~APT 301	JUNO BEACH	FL
4310200017	JONES, JOHN F TRUSTEE & SHARON G TRUSTEE	139 ANTHEM AVE	HERNDON	VA
4310200018	MAYNOR, GARRY ROSS TRUSTEE &	1576 HARBOR RD	WILLIAMSBURG	VA
4320700001A	GOVERNOR'S LAND FOUNDATION	1400 TWO RIVERS RD	WILLIAMSBURG	VA
4310200001	DONNELLY, ROBERT F & AMANDA S	1573 HARBOR RD	WILLIAMSBURG	VA
4310200015	WHITWELL, JOAN E TRUSTEE	1564 HARBOR RD	WILLIAMSBURG	VA

Zip Code
23185-7600
23185-7557
33408-1947
20170-5163
23185-7630
23185-7685
23185-7630
23185-7630



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **Wednesday, June 8, 2022 AT 5 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-22-0009: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mrs. Patricia and Mr. James Mishler for a wetlands permit for the installation of an offshore sill with beach nourishment and sprigging on property located at 213 Southpoint Dr, James City County (JCC) Parcel No.4930270014.

WJPA-22-0010: Mrs. Karla Havens, Mid-Atlantic Resource Consulting has applied on behalf of Mr. Glenn Horner for a wetlands permit for the construction of a stone and concrete revetment on property located at 3181 Derby Lane, James City County (JCC) Parcel No.4540300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-22-0053: Ms. Bettyann and Mr. Robert Thompson have applied for a Chesapeake Bay Exception for encroachments into the Resource Protection Area (RPA) buffer for the construction of a seating wall on property located at 1568 Harbor Road, James City County (JCC) Parcel No.43510200016.

CBPA-22-0057: Mr. Mark Adam, Black Tip Associates, LLC, has applied for a Chesapeake Bay Exception on behalf of Ms. Linda and Mr. Peter Brownell for encroachments into the RPA buffer for the construction of a deck on property located at 729 East Tazewells Way, James City County (JCC) Parcel No.5030400103.

CBPA-22-0060: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mrs. and Mr. Sone Marcano for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 4816 Hickory Signpost Road, James City County (JCC) Parcel No.4720100045.

CBPA-22-0063: Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Shelley and Mr. Matthew Triola for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 112 North Knob Hill, James City County (JCC) Parcel No.3131400006.

CBPA-22-0066: Mr. Michael Mann has applied for a Chesapeake Bay Exception for encroachments

into the RPA buffer for the construction of a retaining wall on property located at 4756 Bristol Circle, James City County (JCC) Parcel No.471070030.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – Wednesday, May 25, 2022, and Wednesday, June 1, 2022.

ACCOUNT NO. CU00015112

VIRGINIA GAZETTE

1/8 PAGE, VERTICAL, B/W

CARD # x6648

COPIES: PLANNING
 ASSISTANT COUNTY ATTORNEY
 WETLANDS/CHESAPEAKE BAY BOARD MEMBERS