

25020240

EXCEPTION APPLICATION

CBPEC 25-06

An application for Exception is required for new, non-water-dependent development, redevelopment, and construction within 50' of the Resource Protection Area (RPA). A Water Quality Impact Assessment is required for review of ALL activity in the RPA.

APPLICANT/AGENT INFORMATION:

Name: Alistair J Ramsay L.S. P.C. Phone: (804) 824-9374
Mailing Address: 7319 Martin Street, Suite 6
City/State/Zip: Gloucester VA 23061
Email: aramsay@ajrsurvey.com

PROPERTY OWNER INFORMATION:

Name: Sharon D. Carson Phone: Contact Agent
Mailing Address: 7446 John Clayton Memorial Highway
City/State/ Zip: Gloucester VA 23061
Email: Contact Agent

PROPERTY INFORMATION:

Tax Map or RPC: 29270 E911 Street Address: 7446 John Clayton Memorial Hwy
Date Lot Recorded: 4/8/2015 Nearest Water Body: Beaverdam Swamp
Distance to Feature: 55.4' Sq Ft. of Encroachment: 2,308 S.F.

DETAILS OF REQUEST: Existing barn to be removed and replaced with a larger structure

DIRECTIONS TO THE PROPERTY: Adjacent to Route 14 / John Clayton Memorial Highway near Main Street

PRIVACY ACT STATEMENT: Information provided in the Chesapeake Bay application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

CERTIFICATION: I am hereby applying for all permits typically issued by Department of Environmental Quality, Virginia Marine Resource Commission, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or Local Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the or persons who manage they system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

ALISTAIR J. RAMSAY [Signature] 2/28/2025
Printed Name (AGENT) Signature Date

FOR GRANTING EXCEPTION

(Sec. 5.5-14)

Required by Code — please provide any input as to how your project complies.

1. Requirements shall be minimum necessary to afford relief.

Replacing existing berm net impervious is a slight reduction from existing.

2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.

Proposed structure has been moved from the first 50' to the second 50'

3. Granting waiver will not confer applicant any special privileges that are denied to other property owners subject to its provisions and are similarly situated.

None anticipated

4. Waiver is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.

Since there is a reduction in impervious and increase in vegetation water quality will be improved

5. Waiver not based on self-imposed/created conditions or circumstances.

Replacement of an existing structure with limited space on pre-bay lot

6. Other findings, as appropriate and required by Gloucester County.

None provided at time of submission

Please use additional sheets if necessary for completing the questions above.

Project #: _____



WATER QUALITY IMPACT ASSESSMENT

Required for all development/redevelopment in the Resource Protection Area; CBPO 5.5-1 1

A **site drawing**, which shows the following, must be attached to this water quality impact assessment:

- Location of the components of the RPA, including the 100' buffer area;
- Location and nature of any proposed encroachment into the buffer area, including type of paving material, areas of clearing or grading, location of any structures, drives, or other impervious cover, sewage disposal systems or reserve drain field sites, and wells;
- Type and location of proposed best management practices to mitigate the proposed encroachment;
- Location of existing vegetation onsite, including the number, type of trees, caliper, and other vegetation to be removed in the buffer to accommodate the encroachment or modifications; and
- Type, size, and location of replacement vegetation.
- Setbacks in accordance with Zoning regulations.

APPLICANT/AGENT INFORMATION:

Name: Alistair J. Ramsay LS PC Phone: (804) 824-9374
 Mailing Address: 7319 Martin Street, Suite 6
 City/State/Zip: Gloucester VA 23071
 Email: arams@ajr survey.com

PROPERTY OWNER INFORMATION:

Name: Sharon D. Carson Phone: Contact Agent
 Mailing Address: 7446 John Clayton Memorial Highway
 City/State/Zip: Gloucester VA 23071
 Email: Contact Agent

PROPERTY INFORMATION:

Tax Map or RPC: 29270 E911 Street Address: 7446 John Clayton Memorial Hwy
 Date Lot Recorded: 4/8/2015 Nearest Water Body: Beaver dam Swamp

Site Conditions (of site and adjacent lands):

Existing topography: 2 to 4 percent slopes

Hydrology: Well to Moderately Well Drained

Soils: 1B, 7, 14B, 24B, 27C

Geology: Sandy Soils

Fill Materials (source and composition): Sand and structural fill

Total Amount of Disturbed area (sq ft): 12,000 SF.

Total Amount of Cleared Area (sq ft): N/A

Existing Vegetation:

Total Amount of Underbrush Removed (sq ft): 2,310 SF. Types: Grasses

Number of Healthy Trees Removed: N/A Types: _____

Number of Trees Limbed or Pruned: N/A Types: _____

Number of Dead/Dying/Diseased Trees Removed: N/A Types: _____

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: 1

Types: Acer Rubrum / Red Maple

Number of New Understory Trees Proposed: 2

Types: Cornus Florida / Flowering Dogwood

Number of New Shrubs Proposed: 3

Types: Ilex Glabra "Shamrock" / Inkberry Holly

Proposed Erosion & Sedimentation Control Practices:

Silt Fencing Temporary Construction Entrance

Straw Bale Barrier(s)

Inlet Protection Temporary/Permanent Seeding

Mulching

Tree Protection Sediment Trap

Other: _____

Proposed Best Management Practices:

Dry Well(s) Infiltration Trench(es)

Vegetated Filter Strip(s) Grass Swale(s)

Other: _____

** All vegetation within the buffer will be re-established*

Wastewater (Septic) Element:

Attach legible, clean copy of Health Department approval information — to include calculations and dimensions.

Description of potential impacts of the proposed wastewater systems including and proposed mitigated measures for these impacts:

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CERTIFICATION: I am hereby applying for all permits typically issued by the DEA, VMRC, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

ALISTAIR J. RAMSAY
Printed Name (AGENT)


Signature

2/28/2025
Date