

25020242

RECEIVED  
FEB 28 2025  
BY: Renee

# EXCEPTION APPLICATION

CBPEC 25-07

An application for Exception is required for new, non-water-dependent development, redevelopment, and construction within 50' of the Resource Protection Area (RPA).

pd. 2/28/25

### APPLICANT/AGENT INFORMATION:

Name: Southern Landscaping Const., Inc. / Mo Bloxom Phone: 804-785-4242  
Mailing Address: P.O. Box 275  
City/State/Zip: Shacklefords, VA 23156  
Email: solandconine@gmail.com

### PROPERTY OWNER INFORMATION:

Name: Alicia Moosally Phone: 804-519-9009  
Mailing Address: 5104 Sylvan Road  
City/State/Zip: Richmond, VA 23225  
Email: alicia.moosally@gmail.com

### PROPERTY INFORMATION:

Tax Map or RPC: 17617 & 43375 E911 Street Address: 11269 Water View Place  
Date Lot Recorded: ? Nearest Water Body: Piankatank River  
Distance to RPA Feature: 70% within the landward 50' of RPA Sq Ft. of Incroachment: 1328 SF

### DETAILS OF REQUEST:

After the fact permit for pervious patio

**DIRECTIONS TO THE PROPERTY:** East on VA 33, continue on VA 198 East, turn left to stay on VA 198 East, turn left onto Rt. 608, continue onto Covey Point lane, turn right onto Water View Place, destination is on the left.

**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 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 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 person 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. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Mo Bloxom  
Printed Name

Mo Bloxom  
Signature

2/27/25  
Date



# CONDITIONS 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.  
size of project reduced to minimum encroachment.  
\_\_\_\_\_  
\_\_\_\_\_
2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.  
Mitigation plantings with mulch will border the project.  
\_\_\_\_\_  
\_\_\_\_\_
3. Granting exception will not confer applicant any special privileges that are denied to other property owners subject to its provisions and are similarly situated.  
No tree removal or vegetation removal will be needed for this requested variance.  
\_\_\_\_\_  
\_\_\_\_\_
4. Exception is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.  
The design of mitigation plantings will absorb any possible run off from the project. A controlled cover of a Fescue grass species turf will surround the project beyond mitigation plantings.  
\_\_\_\_\_  
\_\_\_\_\_
5. Exception not based on self-imposed/created conditions or circumstances.  
An exception request is being requested to allow partial cover of an area adjacent to structure and allowance for pervious pavers to be placed on areas that turf did not grow.  
\_\_\_\_\_  
\_\_\_\_\_
6. Other findings, as appropriate and required by Gloucester County.  
This request is being made and the mitigation will be exercised to ensure proper stabilization of the paver request which will control any natural run off.  
\_\_\_\_\_  
\_\_\_\_\_

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



# WATER QUALITY IMPACT ASSESSMENT

Required for all development/redevelopment in the Resource Protection Area; CBPO 5.5.11

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

1. Location of the components of the RPA, including the 100' buffer area;
2. 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 drainfield sites, and wells;
3. Type and location of proposed best management practices to mitigate the proposed encroachment;
4. 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.

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**Site Conditions (of site and adjacent lands):**

Existing topography: Flat lawn / No slopes

Soils: Sandy loam

Fill Materials (source and composition): Ø

Total Amount of Disturbed area (sq ft): 1228 SF

Hydrology: Absorption factor of sandy loam topsoil absorbs water, therefore, there is no runoff.

Geology: The subsoil stratas allow permeability and immediate absorption through the topsoil layers in the subsoil. Rainfalls do not

Total Amount of Cleared Area (sq ft): Ø

**Existing Vegetation:**

Total Amount of Underbrush Removed (sq ft): Ø Types: \_\_\_\_\_

Number of Healthy Trees Removed: Ø Types: \_\_\_\_\_

Number of Trees Limbed or Pruned: Ø Types: \_\_\_\_\_

Number of Dead/Dying/Diseased Trees Removed: Ø Types: \_\_\_\_\_

**Proposed Vegetation Mitigation Measures:**

Number of New Canopy Trees Proposed: (4) 1 1/2" C. Types: Riverbirch

Number of New Understory Trees Proposed: (8) 4' Types: Dogwood

Number of New Shrubs Proposed: (36) 18" Types: Shore Juniper

\* All with Hardwood Mulch

**Proposed Erosion & Sedimentation Control Practices:**

Silt Fencing       Temporary Construction Entrance

Inlet Protection       Temporary/Permanent Seeding

Tree Protection       Sediment Trap

Straw Bale Barrier(s)

Mulching

Other: immediate Mitigation Plantings & seeding with straw.

**Proposed Best Management Practices:**

Dry Well(s)       Infiltration Trench(es)

Other: straw bales

Vegetated Filter Strip(s)       Grass Swale(s) existing lawn areas with proper species, A shady mix of Fescues & Rye.

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:

N/A Not on Waterside of house

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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.

MU Bloxam

MU Bloxam

2/27/25

Printed Name

Signature

Date

**OFFICE USE ONLY**

Project #: \_\_\_\_\_ Received by: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Date Received: \_\_\_\_\_ Reviewing Authority: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Lot recordation date verified with Clerk's Office  YES Date: \_\_\_\_\_

**COMMISSION DECISION:**

APPROVED: \_\_\_\_\_ *Approval is valid for 36 months from the date of approval*

Conditions/Comments/Findings Met:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DENIED: \_\_\_\_\_

*\*\*Please be advised that you may appeal the Chesapeake Bay Preservation & Erosion Commission's decision, in writing, to the Circuit Court of Gloucester County within 30 days of the date of this Commission's decision.*

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Commission Chairman or Environmental Staff Signatory

\_\_\_\_\_  
Date

.....  
Mitigation plan required:  YES  NO \_\_\_\_\_ square foot minimum

Mitigation plan approved: \_\_\_\_\_ Entitled: \_\_\_\_\_ Dated: \_\_\_\_\_

Date mitigation completed: \_\_\_\_\_ Inspected by: \_\_\_\_\_

Amount of surety required: \_\_\_\_\_

Date posted: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Payor Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Payor Address: \_\_\_\_\_

Date surety released: \_\_\_\_\_

**STAFF ANALYSIS (OFFICE USE ONLY)**

*Staff responses to applicant information provided on reverse page*

1. \_\_\_\_\_  
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6. \_\_\_\_\_  
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\_\_\_\_\_

*Reviewed by:* \_\_\_\_\_ *Date:* \_\_\_\_\_



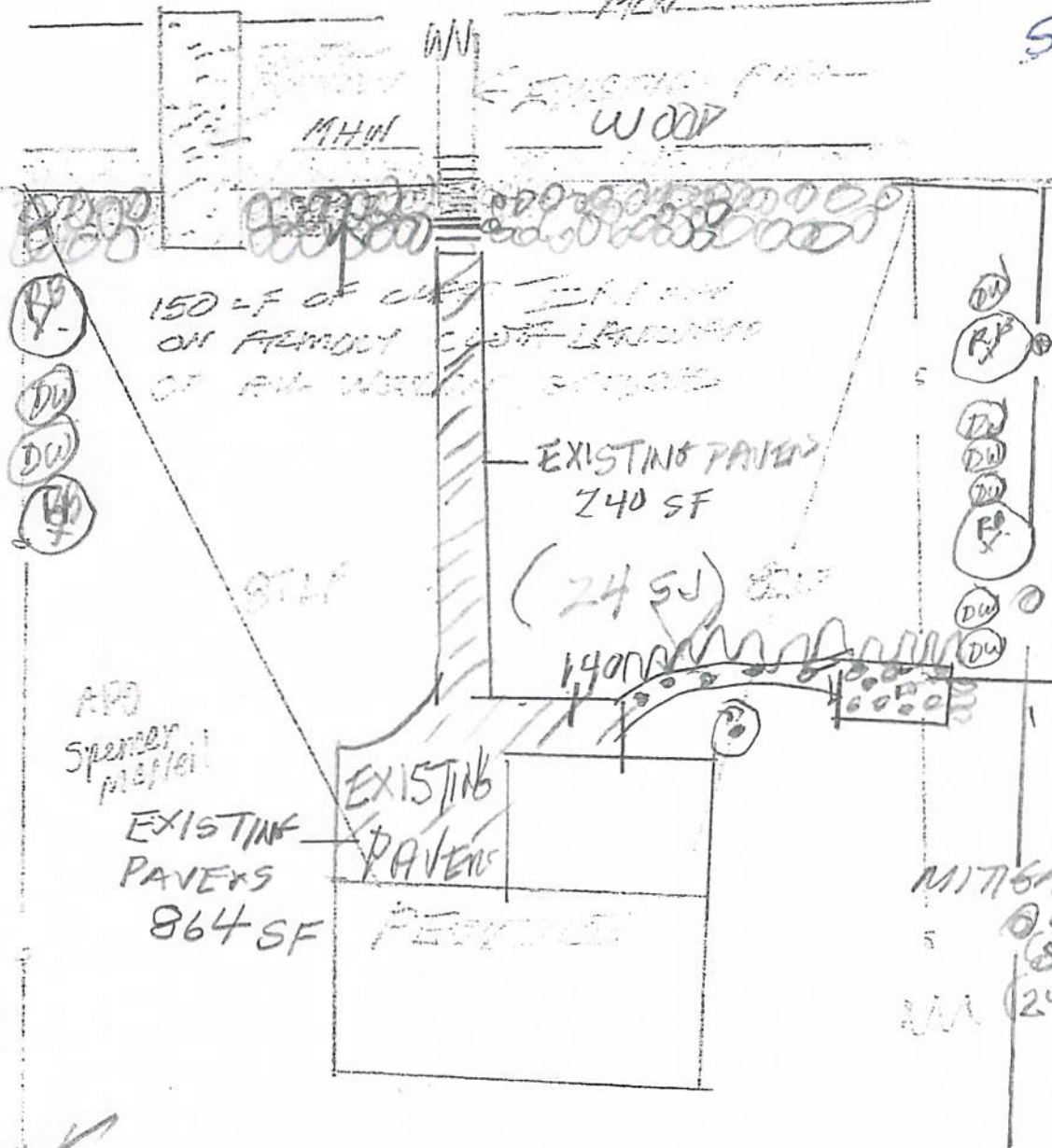
Alicia Moosally

11269 Water View Place  
Gloucester, VA 23061

"RPA Exception Mitigation Plant Pla

SCALE: 1" = 15'

2/27/25



APD  
Spencer Station

APD  
Spencer Station

NEW PAVER  
REQUESTED  
EXCEPTION  
(364 SF)

MITIGATION PLANTS  
 (4) BIRCH 1/2  
 (8) DOGWOOD 41  
 (24) SHORE JUNIPER 1511

EXISTING PAVERS  
1244 SF REQUEST  
AFTER FACT EXCEPTION  
PERMIT —

TOTAL MITIGATION  
CALCULATION 1228 SF

Landscaping & Construction  
Class A Contractors License #2701 034192A  
Residential • Industrial • Commercial  
Licensed & Insured

SOUTHERN  
LANDSCAPING &  
CONSTRUCTION INC.



MO BLOXOM  
President

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