



CBPEC 26-11
Permit # 26030428

EXCEPTION APPLICATION

APPLICANT/AGENT INFORMATION:

Name: Gregg Tonge Phone: 804.824.2741
Mailing Address: 6382 Main Street
City/State/Zip: Gloucester, VA 23061
Email: gtonge@gloucesterva.info

PROPERTY OWNER INFORMATION:

Name: County of Gloucester Phone: _____
Mailing Address: 6489 Main Street
City/State/Zip: Gloucester, VA 23061
Email: _____

PROPERTY INFORMATION: TM: 17-32

Tax Map or RPC: 13597 E911 Street Address: 8687 Roaring Springs Road
Date Lot Recorded: 7/7/1990 Nearest Water Body: Beaverdam Reservoir
Distance to Feature: 80' Sq Ft. of Encroachment: 480 SF

DETAILS OF REQUEST: We want to install a new 24'x24' canoe shed installed on a compacted stone base.

DIRECTIONS TO THE PROPERTY: The new location will be at the bottom left of the parking lot, 30' up the gravel road and to 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 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 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.

Gregg Tonge
Printed Name

Signature

3-19-2026
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
The requested exception represents the minimum relief necessary to allow installation of 24' x 24' storage shed supporting recreational activities on site. The structure has been located and designed to minimize land disturbance and environmental impact.
2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
The proposed shed will be installed on a compacted stone base. Land disturbance will be limited and appropriate stabilization implemented. The project will not introduce pollutants or increase runoff volumes, and therefore will not result in degradation of water quality.
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.
The request is based on site specific constraints and operational needs, and is consistent with allowances granted to similarly situated properties where minimal impact accessory structures are proposed.
4. Waiver is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.
The waiver remains consistent with the ordinance by protecting water quality while allowing reasonable public recreational improvements. The proposed structure is small in scale, low impact in nature and designed to avoid substantial environmental disturbance.
5. Waiver not based on self-imposed/created conditions or circumstances.
The need for the waiver is due to the existing site layout, proximity to the reservoir and operational needs. The selected location is further away from the reservoir than the current shed, that will be removed upon completion of new shed.
6. Other findings, as appropriate and required by Gloucester County.
The project supports public recreational use, while maintaining environmental stewardship objectives. Use of a stone base and installation of gutters that will be piped underground to the reservoir, will reduce stormwater impacts and supports compliance.



Project #: _____

WATER QUALITY IMPACT ASSESSMENT

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

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: Gregg Tonge - Parks Superintendent Phone: 804 824 2741
Mailing Address: 6382 Main Street
City/State/Zip: Gloucester, VA 23061
Email: gtonge@gloucester-va.info

PROPERTY OWNER INFORMATION:

Name: County of Gloucester Phone: _____
Mailing Address: 6489 Main Street
City/State/Zip: Gloucester, VA 23061
Email: _____

PROPERTY INFORMATION:

Tax Map or RPC: 13597 E911 Street Address: 8687 Roaring Springs Road
Date Lot Recorded: 7/7/1990 Nearest Water Body: Beaverdam Park Reservoir

Site Conditions (of site and adjacent lands):

Existing topography: Gentle slope

Hydrology: _____

Soils: sandy

Geology: _____

Fill Materials (source and composition): _____

Total Amount of Disturbed area (sq ft): 3,206 Total Amount of Cleared Area (sq ft) 1,200

Existing Vegetation:

Total Underbrush Removed (sq ft): 0 Types: _____

Number of Healthy Trees Removed: 1 Types: Bradford Pear 10-12" dbh

Number of Trees Limbed or Pruned: 0 Types: _____

Number of Dead/Dying/Diseased Trees Removed: 1 Types: Sweetgum

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: _____ Types: _____

Number of New Understory Trees Proposed: _____ Types: _____

Number of New Shrubs Proposed: _____ Types: _____

Proposed Erosion & Sedimentation Control Practices:

- | | | |
|---|---|--|
| <input type="checkbox"/> Silt Fencing | <input type="checkbox"/> Temporary Construction Entrance | <input type="checkbox"/> Straw Bale Barrier(s) |
| <input type="checkbox"/> Inlet Protection | <input checked="" type="checkbox"/> Temporary/Permanent Seeding | <input type="checkbox"/> Mulching |
| <input type="checkbox"/> Tree Protection | <input type="checkbox"/> Sediment Trap | <input type="checkbox"/> Other: _____ |

Proposed Best Management Practices:

- | | | | |
|---------------------------------------|--|--|---|
| <input type="checkbox"/> Dry Well(s) | <input type="checkbox"/> Infiltration Trench(es) | <input type="checkbox"/> Vegetated Filter Strip(s) | <input type="checkbox"/> Grass Swale(s) |
| <input type="checkbox"/> Other: _____ | | | |

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

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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.

Print: Gregg Tonge - Parks Superintendent

Signature: 

Date: 3-19-26

OFFICE USE ONLY

Project #: 26030428 Received by: Renee Date Received: 3/25/26

Fee Paid: Ø Receipt: _____ Reviewing Authority: CRPEC
NO Fee

Lot recordation date verified with Clerk's Office? Yes No _____ Date Verified: 3/25/26

Project Meets Zoning Setbacks: Yes No _____ Date Verified: _____

STAFF DECISION:

APPROVED: _____ (Approval is valid for 36 months from the date of approval)

CODE REFERENCE/COMMENTS:

DENIED: _____

****Please be advised, you may appeal the Staff decision, in writing, and apply for Exception to be heard in front of the Chesapeake Bay Preservation & Erosion Commission (new application and fees apply)**

CODE REFERENCE/COMMENTS:

Environmental Staff Signature

Date

.....
Mitigation plan required: YES NO _____ square foot minimum

Mitigation plan approved: _____ Entitled: _____ Dated: _____

Date mitigation completed: _____ Inspected by: _____

Amount of surety required: _____ Date surety released: _____

Date posted: _____ Receipt #: _____

Payor Name: _____ Phone #: _____

Payor Address: _____

STAFF ANALYSIS (OFFICE USE ONLY)

Staff responses to applicant information provided on reverse page

1. _____

2. _____

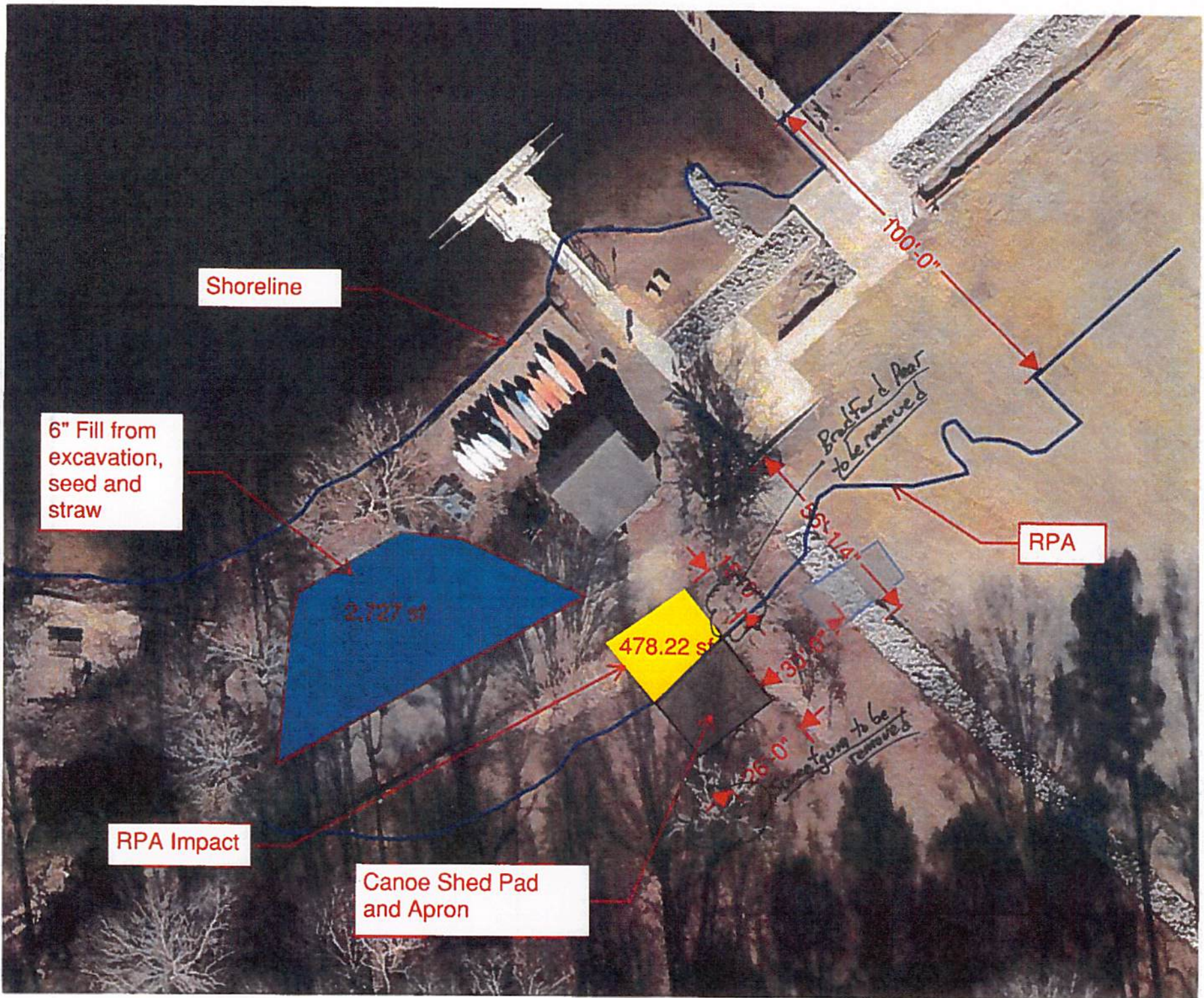
3. _____

4. _____

5. _____

6. _____

Reviewed by: _____ Date: _____



Shoreline

6" Fill from excavation, seed and straw

2,727 sq ft

RPA Impact

Canoe Shed Pad and Apron

478.22 sq ft

Bradford Pear to be removed

Some trees to be removed

100'-0"

RPA

5'-1/4"

3'-0"

26'-0"