



CBPEC 26-13
Permit # 26040357

EXCEPTION APPLICATION

APPLICANT/AGENT INFORMATION:

Name: JRF IV LLC dba Flynn Service Company Phone: 757-585-0872
Mailing Address: 7092 Westminster Drive
City/State/Zip: Hayes, VA 23072
Email: flynnservicecompany@gmail.com

PROPERTY OWNER INFORMATION:

Name: Peter E Wilcox REV Living Trust and Robin Stone Wilcox Living Trust Phone: 757-871-3083
Mailing Address: 102 Deal
City/State/ Zip: Williamsburg, VA 23188
Email: doc@wilcoxeye.com

PROPERTY INFORMATION: RPC 19544

Tax Map or RPC: 40-164 E911 Street Address: 5608 Hatfield Lane
Date Lot Recorded: 9/2/2005 Nearest Water Body: Wilson Creek and Ware River
Distance to Feature: 79 feet see Sq Ft. of Encroachment: 292

DETAILS OF REQUEST: This request is to replace the existing home (2 bedroom cottage) on the site with a modern residence suitable for full time occupation. The existing cottage has outlived it useful life, does not meet current standards, and the best solution is to tear down and rebuild.

DIRECTIONS TO THE PROPERTY: Main ST to TC Walker left, left on Paige, Left on Robins Neck, L on Roanes Wharf Rd, Left on Hatfield Lane.

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.

Johnathan Flynn Printed Name [Signature] Signature 4/24/2026 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 new home is being placed in the same general location of the existing cottage with minimal increase in

impervious cover and water quality mitigations proposed.

2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity
from causing a degradation of water quality.
The primary structure will be approximately 79' from the closest RPA feature with a net increase of

impervious cover in the RPA of 292 SF. Water quality mitigations are proposed to offset the increase in

impervious area.
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.

4. Waiver is in harmony with purpose and intent of Ordinance and not of substantial detriment to water
quality.
New home will have gutters and cisterns to catch roof drainage, landscaping will be put in place to prevent

erosion. One planting unit will be installed per ordinance standards of 1 unit per 400 square feet of

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

No self imposed conditions or circumstances.

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

None.



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.

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Email: doc@wilcoxeye.com

PROPERTY INFORMATION:

Tax Map or RPC: 40-164 E911 Street Address: 5608 Hatfield Lane, Gloucester VA, 23061
Date Lot Recorded: 10/30/2009 Nearest Water Body: Wilson Creek and Ware River

Site Conditions (of site and adjacent lands):

Existing topography: 0-5% slope

Hydrology: Water table > 24" below ground surface.

Soils: Sandy Clay Loam

Geology: Coastal Plain

Fill Materials (source and composition): None

Total Amount of Disturbed area (sq ft): 1500 sq ft Total Amount of Cleared Area (sq ft): 0

Existing Vegetation:

Total Underbrush Removed (sq ft): None Types: _____

Number of Healthy Trees Removed: None Types: _____

Number of Trees Limbed or Pruned: None Types: _____

Number of Dead/Dying/Discased Trees Removed: None Types: _____

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: _____ Types: _____

Number of New Understory Trees Proposed: 2 Types: To be determined

Number of New Shrubs Proposed: 20 small 5 large Types: To be determined

Proposed Erosion & Sedimentation Control Practices:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Silt Fencing | <input checked="" 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 checked="" type="checkbox"/> Mulching |
| <input checked="" type="checkbox"/> Tree Protection | <input type="checkbox"/> Sediment Trap | <input type="checkbox"/> Other: _____ |

Proposed Best Management Practices:

- Dry Well(s) Infiltration Trench(es) Vegetated Filter Strip(s) Grass Swale(s) (Existing)
- Other: Gutters with downspouts to collection devices.

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:

A new septic system is proposed and has been submitted to the VDH for approval. Replacing the 70 year old system is needed to provide more capacity and better overall treatment for full time occupancy. New system will include advanced treatment and new absorption area.

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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: Jonathan Flynn

Signature: 

Date: 4/24/24

OFFICE USE ONLY

Project #: 26040357 Received by: Renee Date Received: 4/24/20

Fee Paid: \$275 Receipt: online Reviewing Authority: CBPEC

Lot recordation date verified with Clerk's Office? Yes Date Verified: 4/24/20

Project Meets Zoning Setbacks: Yes No Date Verified: 4/24/20

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. _____

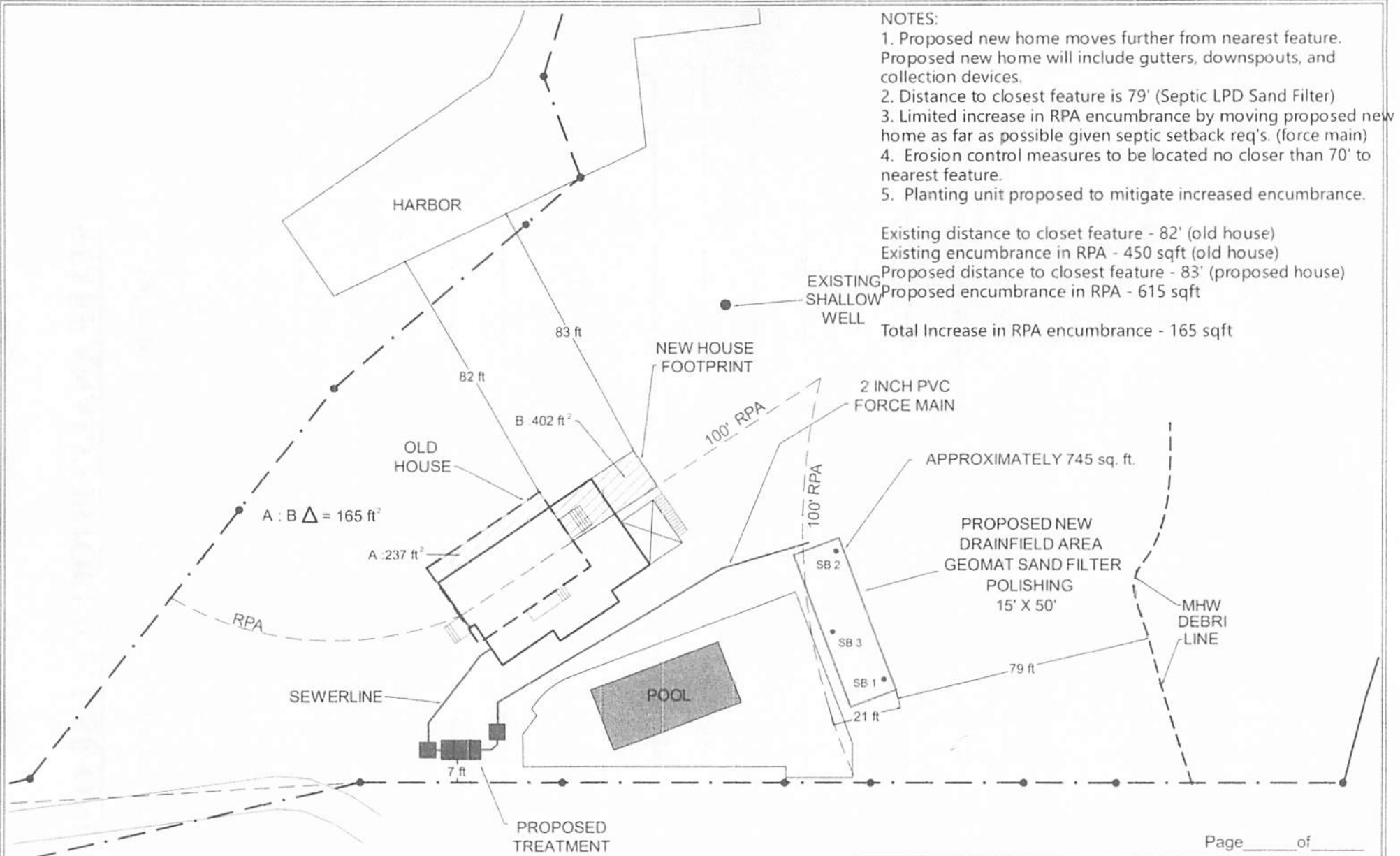
3. _____

4. _____

5. _____

6. _____

Reviewed by: _____ Date: _____



NOTES:

1. Proposed new home moves further from nearest feature. Proposed new home will include gutters, downspouts, and collection devices.
2. Distance to closest feature is 79' (Septic LPD Sand Filter)
3. Limited increase in RPA encumbrance by moving proposed new home as far as possible given septic setback req's. (force main)
4. Erosion control measures to be located no closer than 70' to nearest feature.
5. Planting unit proposed to mitigate increased encumbrance.

Existing distance to closet feature - 82' (old house)
 Existing encumbrance in RPA - 450 sqft (old house)
 Proposed distance to closet feature - 83' (proposed house)
 Proposed encumbrance in RPA - 615 sqft
 Total Increase in RPA encumbrance - 165 sqft

SCALE: 1 inch = 40 feet

Update to OSE site plan made by General Contractor - JRFIV LLC dba Flynn Service Company. Questions/comments regarding overall site planning should be directed to Johnathan Flynn 757-585-0872.

PROPOSED SEWAGE DISPOSAL SYSTEM
 for
PETER E. WILCOX REV. LIVING TRUST
 TAX MAP #: 40-164
 GLOUCESTER COUNTY, VIRGINIA
 DATE: APRIL 22, 2026
 PREPARED BY: BRIAN D. HANCOCK OSE # 1522