



DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
(757) 253-6671 Fax: (757) 253-6850 E-MAIL: devtman@james-city.va.us

CODE COMPLIANCE
(757) 253-6626
codecomp@james-city.va.us

ENVIRONMENTAL DIVISION
(757) 253-6670
environ@james-city.va.us

PLANNING
(757) 253-6685
planning@james-city.va.us

COUNTY ENGINEER
(757) 253-6678
INTEGRATED PEST MANAGEMENT
(757) 253-2620

May 26, 1998

Mr. Ron Boyd
Williamsburg Environmental Group
516-B South Henry Street
Williamsburg, VA 23185

RE: Exception Request for 1528 Harbor Road, Lot 6, The Harbor at Two Rivers,
Governors Land

Dear Mr. Boyd:

Pursuant to your letter request of May 22, 1998, an exception from the Chesapeake Bay Preservation Ordinance to allow up to a thirty-foot encroachment into the platted Resource Protection Area (RPA) for relocation of the existing residential structure is granted. This exception is an administrative procedure that recognizes the discrepancy between the platted buffer and the actual physical RPA buffer present on the lot along the river.

The platted buffer line along the James River was established by determining the location of the RPA buffer at two points on the east and west Lot 6 property lines and then connecting those two points with a straight line across the lot. This determination did not take into account the variation of the shoreline on the lot. A field survey was conducted to determine the location of the shoreline and, thereby establish the actual location of the RPA based on the mean high water line along the James River. So while the exception is for an encroachment of approximately 30 feet into the platted RPA buffer, there is no encroachment into the physical James River RPA buffer based on mean high water which is the basis for establishment of the buffer location. The only actual encroachment is a two-foot encroachment (five square feet in area) into the RPA buffer adjacent to Major Open Space #24 for the northwest corner of the house which is also granted.

As shown on the plat dated 5/11/98, the hedge will need to be reestablished after the house is relocated. If you have any further questions regarding this matter, please call me at 253-6673.

Sincerely,

Darryl E. Cook, P.E.
Environmental Director