



Request for Landscape Modification

Date submitted: _____ Case Number: _____

Please complete all sections of the application. Call 757-253-6685 if you have any questions, or go online to jamescitycountyva.gov/planning/procedures.html

1. Project Information

Project Name: _____

Address: _____ Zoning: _____

Tax Map and Parcel ID: _____

2. Applicant/Contact Information

Name: _____

Company: _____ Phone: _____

Address: _____ Fax: _____

Email address: _____

3. Modification Information

Section of the Landscape Ordinance: _____

Justification (use additional paper if necessary): _____

4. Signature of Applicant: _____ Date: _____

HW APP

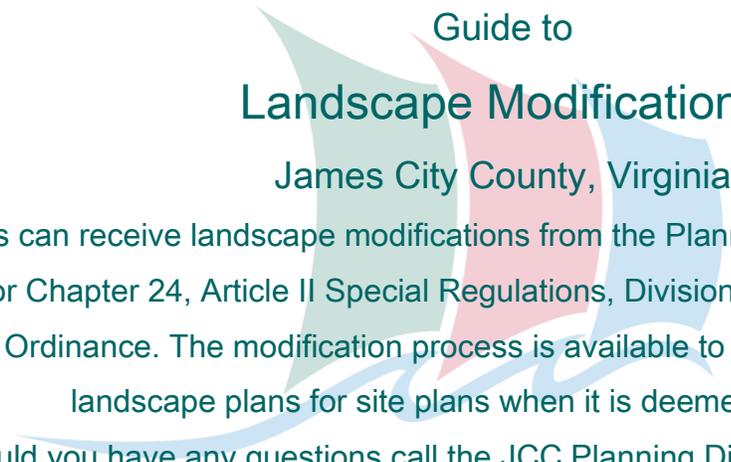
Rev 04_12

For Planning Office use only

Approved: Yes
 No

Signature of Planning Director: _____
Date approved: _____

Notes:



Guide to Landscape Modifications

James City County, Virginia

Applicants can receive landscape modifications from the Planning Commission or Planning Director for Chapter 24, Article II Special Regulations, Division 4 Landscaping of the Zoning Ordinance. The modification process is available to allow flexibility with landscape plans for site plans when it is deemed appropriate.

Should you have any questions call the JCC Planning Division at 757-253-6685.

When is a modification appropriate?

- If the modification would have no additional adverse impact on adjacent properties or public areas or reduce the overall landscape requirements set forth in the Landscape Ordinance.
- If it satisfies the purposes of the section in a manner equal to or exceeding the desired effects of the landscape requirements.
- When strict application of the landscape requirements would negatively impact the site or adjacent properties.
- When the design created by the landscape requirements would not successfully promote the intent of the requirements.
- If the design involves a clear theme or complements an architectural style or design.
- When the site would benefit from the transfer of plant material to satisfy other purposes of the landscape requirements, including screening and preserving existing trees.

Helpful Tips:

- Frequently it can be determined if a modification is appropriate during the conceptual plan phase. This will save time since the applicant can submit their modification with the initial review of the site plan.
- Section 24-88 of the Zoning Ordinance provides detailed information about modifications, substitutions, or transfers.
- Refer to the cases and findings for modifications, substitutions, or transfers in Section 24-88 (b) to determine if a request for a modification is appropriate.
- The Landscape Planner is available to consult about modifications before site plans are submitted or during the revision process. Call the Planning Office at 757-253-6685.
- The form provided on the back of this pamphlet assists the applicant in providing the necessary information to apply for a modification.

Requests for modifications, substitutions, or transfers must be filed in writing with the Planning Director, through the form provided on the back of this pamphlet. Along with the proposed alternative, requests are required to identify the specific requirements of this section to be modified and the reasons and justifications for the request.