

2. [PLN-CBPA-2017-038](#)

PROJECT/LOCATION: Resubdivision of five (5) existing lots into three (3) new lots/2728 Gilmerton Road

APPLICANT/AGENT: Rough Diamond Holdings, LLC/American Engineering Associates - Southeast, PA

PROPOSAL: In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to resubdivide five (5) existing lots (currently zoned B-1) into three (3) lots (Lots 1, 2, and 3—to be zoned R-8). For Lots 1 & 2, an exception is requested to provide relief from the requirement that lots created in the R-8 residential district shall have at least 80 percent of the required lot area located outside of the 100-foot RPA buffer. For Lot 1, an exception is also requested for encroachment into the 50-foot landward portion of the 100-foot RPA buffer. A total of 1,953 SF of post-development impervious area is proposed (1,438 SF within RPA) on Lot 1. No encroachment into the 100-foot RPA buffer is proposed on Lots 2 & 3.

SUBDIVISION/LOT #: 3-SUB OF LLOYD H & EULA G GRIFFIN PROP

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0251001000211; 0251001000212; 0251001000213; 0251001000214; and 0251001000215

The CBPA Board **APPROVED** (7-0; Curling/Greene, Wilson absent, Sherman excused) your application, for a period of two years, with the following stipulations:

1. **On the newly created Lot 1, provide twenty-six (26) large canopy trees within the RPA to mitigate the impact of the proposed development within the RPA. Existing trees shall be preserved to the maximum extent practicable and may be counted toward this tree canopy requirement. Per City of Chesapeake Code Sec. 26-520(b)(3), the RPA landscaping requirement is a minimum fifty (50) percent tree canopy coverage, calculated in accordance with the CBPA Specifications Manual. See Appendix A of the Chesapeake Landscape Specifications Manual for recommended tree species.**
2. **On the Newly Created Lot 1, provide one (1) large canopy tree within the Resource Management Area (RMA) to mitigate the impact of the proposed development within the RMA. Existing trees shall be preserved to the maximum extent practicable and may be counted toward this tree canopy requirement. Per City of Chesapeake Code Sec. 26-520(b)(3), the RMA landscaping requirement is a minimum twenty (20) percent tree canopy coverage, calculated in accordance with the CBPA Specifications Manual. See Appendix A of the Chesapeake Landscape Specifications Manual for recommended tree species.**

F. Other Business:

- Update on 334 and 336 North Battlefield Boulevard violation
- Bryan's Cove update
- Discussion of after-the fact exceptions and violations

G. Adjournment: 7:29 PM

These applications and related documents are available for public review in the Planning Department on the second floor in the City Hall building at the Chesapeake Civic Center between 8am and 5pm. They are also available for viewing online at http://www.cityofchesapeake.net/Assets/actions/Wetlands+and+Chesapeake+Bay+Preservation+Area+Board/2017/2017-12-20_agenda.pdf.

All interested parties will be afforded the opportunity to be heard or to present written statements at the public hearing. For information on CBPA applications, please contact Michael Anaya, CBPA Senior Planner, at 382-6176.

All interested parties will be afforded the opportunity to be heard or to present written statements at the public hearing. Those members of the public interested in attending the public hearing should be advised that, for reasons the Chesapeake CBPA Board deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from a previous Chesapeake CBPA Board meeting may not appear on this agenda.