

MARKED AGENDA

Chesapeake Bay Preservation Area Board

PUBLIC HEARING – January 18, 2023
City Council Chambers – 6:00 PM

- A. **Call to Order** **Chairman Weckworth**
- B. **Roll Call** **Koelsch and Wilson excused**
- C. **Approval of Minutes:** **December 21, 2022, Board Meeting
Approved**
- D. **CBPA Application:**

1. [PLN-CBPA-2022-006](#)

PROJECT/LOCATION: Burrow Avenue

APPLICANT: Gerald Hanssen

OWNER: Richmond Sign Company

AGENCY: Glasser & Macon, P.C.

PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an **EXCEPTION** to construct a storage facility and associated parking lots within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 15,172 square feet (SF) (15,172 SF in RPA).

SUBDIVISION/LOT #: PT 1-13 PC Water Lots 38 Raleigh Heights

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP PARCEL: 1580000000690

CBPA Board **CONTINUED** the request for sixty 60-days to the **March 15, 2023**, Board meeting. (6 – 0; Toida/Thomas, Koelsch and Wilson excused)

2. [PLN-CBPA-2022-025](#)

PROJECT/LOCATION: 2876 Martins Point Way

APPLICANT/OWNER: Curtis Williams and Deborah Kulnis

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an **EXCEPTION** to construct a swimming pool and garage within the 50-foot landward portion of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 1,407 square feet (SF) (335 SF in RPA).

SUBDIVISION/LOT #: Martins Point / Lot 20

WATERSHED: Western Branch of the Elizabeth River

TAX MAP PARCEL: 0101016000200

CBPA Board **APPROVED** the request with the following stipulation: (6 – 0; Thomas/Underhill, Koelsch and Wilson excused)

1. **The submitted landscape plan titled, “Planting Plan Curtis Williams Residence Lot 20, Martins Point Way, Chesapeake, Virginia” completed by Elizabeth Design Build dated November 14, 2022, shall be implemented as depicted.**

3. [PLN-CBPA-2022-027](#)

PROJECT/LOCATION: 5432 Royal Tern Court

APPLICANT/OWNER: Samantha and Nicholas Lindstrom

PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a swimming pool within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 708 square feet (SF) (708 SF in the RPA).

SUBDIVISION/LOT #: Lakes of Jolliff / Lot 19 Phase 1

WATERSHED: Western Branch of the Elizabeth River

TAX MAP PARCEL: 0221004000190

CBPA Board **APPROVED** the request with the following stipulations: (6 – 0; Underhill/Toida, Koelsch and Wilson excused)

1. **The submitted mitigation landscaping depicted in the plan titled, “CBPA Variance Exhibit for Samantha & Nicholas Lindstrom Lot 19, Subdivision Plat of Lakes of Jolliff, Phase One” completed by Colliers Engineering & Design dated October 2, 2022, shall be implemented to include a 235 square-foot (SF) mulched planting bed, 13 small canopy trees (SCT) and three (3) large canopy trees (LCT).**

2. **The pool size shall be reduced from 14’x28’ to 11’x28’.**

4. [PLN-CBPA-2022-028](#)

PROJECT/LOCATION: 1776 Rockwood Drive

APPLICANT/OWNER: Trenton Walker

AGENCY: American Engineering

PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot seaward and 50-foot landward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 3,381 square feet (SF) (3,381 SF in RPA).

SUBDIVISION/LOT #: Parkview Section 2 / Lot 16 Block 7

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP PARCEL: 0344002003750

CBPA Board **APPROVED** the request with the following stipulations: (5 – 0; Toida/Underhill, Weckworth abstained, Koelsch and Wilson excused)

1. **In addition to the 11 large canopy trees (LCT) depicted on the submitted site plan, a six (6) foot wide mulched planting bed shall be installed along the entirety of the western property boundary. Species of the plantings to be located within the mulched bed shall be chosen from the “Riparian Buffers Modification and Mitigation Manual” Appendix A.**
2. **The total impervious area shall be reduced from 30.3% of the lot area to the ISHED recommended amount of 28% for the Southern Branch of the Elizabeth River watershed. The revised total impervious area shall be no more than 3,138 SF.**

E. Other Business

- City Attorneys office provided a staff update
- Ms. Sunderland provided Board members with information regarding regional CBPA outreach and education completed by the Hampton Roads Planning District Commission

F. Adjournment: 8:28 PM

The application and related documents are available for public review in the Planning Department on the second floor in the City Hall building at the Chesapeake Municipal Center between 8am and 5pm. For information on CBPA applications, please contact Ethan Hoar, CBPA Planner, at 757-382-6645. 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.