

MARKED AGENDA

Chesapeake Bay Preservation Area Board

March 15, 2017 – 6:00 PM
Human Resources Training Room

- A. Call to Order 6:00 p.m. by Chair, Vickie Greene
- B. Roll Call All Members Present
- C. Approval of Minutes: **January 18, 2017 Board Meeting**
APPROVED, (7-0; Nowak/Barath)

CBPA Applications:

1. **[PLN-CBPA-2016-025 STAFF REPORT](#)**
PROJECT/LOCATION: Sidewalk /1629 Jolliff Road
APPLICANT/AGENT: Stonebridge School/Land Planning Solutions, LC
PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant seeks an **EXCEPTION** to construct a portion of a sidewalk within the 50-foot seaward portion of the 100-foot RPA buffer. A total of 22,522 SF of new impervious area is proposed (16,851 SF within RPA). This is a revision to a plan that was approved by the CBPA Review Committee on June 7, 2016.
SUBDIVISION/LOT #: Par C Sub Plat for Faith Baptist Ch Prop 8.875 AC
WATERSHED: Western Branch of the Elizabeth River
[TAX MAP SECTION/PARCEL:](#) 0150000000532

APPROVED, for a period of two years, with the following stipulation:
(7-0; Wilson/Curling)

Provide one (1) large canopy tree within the RPA to mitigate the impact of the proposed development within the RPA. 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. [PLN-CBPA-2016-058 STAFF REPORT](#)

PROJECT/LOCATION: Retaining Wall/3904 Parkway Road

APPLICANT: Kenneth Campbell

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a retaining wall within the 50-foot seaward portion of the 100-foot RPA buffer. No significant new impervious area is proposed with the new retaining wall.

SUBDIVISION/LOT #: 11 Joseph's Gardens, PT Triangular Piece & PT of ST

WATERSHED: Western Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0161010000110

The CBPA Board **DENIED** the exception request based on the following findings: (5-2; Spaur/Nowak, Curling and Sherman opposed)

1. The requested exception is **NOT** in harmony with the purpose and intent of Chesapeake City Code Section 26, Article IX, and is of substantial detriment to water quality.
2. The exception request is based upon conditions or circumstances that are self-created or self-imposed.

3. [PLN-CBPA-2017-008 STAFF REPORT](#)

PROJECT/LOCATION: New Single-Family Home/1828 Rockwood Drive

APPLICANT/AGENT: Stephen Alexander Homes, 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 construct a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer. A total of 1,808 SF of post-development impervious area is proposed (1,808 SF within RPA).

SUBDIVISION/LOT #: Lot 8 Block 7 Park View Section 2

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0344002003680

APPROVED, for a period of two years, with the following stipulation: (6-1; Wilson/Barath, Spaur opposed)

Please provide eleven (11) large canopy trees within the RPA, as depicted on the plan, to mitigate the impact of the proposed development within the RPA. 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.

4. [PLN-CBPA-2017-009 STAFF REPORT](#)

PROJECT/LOCATION: New Single-Family Home/1628 Burson Drive

APPLICANT/AGENT: Stephen Alexander Homes Two, 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 construct a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer. A total of 2,969 SF of post-development impervious area is proposed (2,969 SF within RPA).

SUBDIVISION/LOT #: Lot 12 Block 8 Park View Section 2

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0344002003980

APPROVED, for a period of two years, with the following stipulation:
(7-0; Wilson/Barath)

Please provide seventeen (17) large canopy trees and one (1) small canopy tree within the RPA, as depicted on the plan, to mitigate the impact of the proposed development within the RPA. 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.

F. Other Business:

- Introduction of John Klesch, new alternate member and Meredith Jacobi new representation from the City Attorney office.
- Meredith Jacobi provided updates from previous applications.

G. Adjournment: 8:09 p.m.

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/2017/2017-03-15>

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.