

MARKED AGENDA

Chesapeake Bay Preservation Area Board

JUNE 21, 2017 – 6:00 PM

Human Resources Training Room

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes: **May 17, 2017 Board Meeting**
(7-0; Approved by unanimous consent)
- D. CBPA Applications:
1. **[PLN-CBPA-2017-026 STAFF REPORT](#)**
PROJECT/LOCATION: Storage Shed/1001 Cuervo Court
APPLICANT/AGENT: Stephen G. Weaver & Sandra L. Achterman/David Dowdy, 3D Builders of VA, Inc.
PROPOSAL: In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a 192 SF shed within the 50-foot seaward portion of the 100-foot RPA buffer. A total of 192 SF of new impervious area is proposed (192 SF within RPA).
SUBDIVISION/LOT #: 44 Las Gaviotas Ph. Two Sec. Two-C
WATERSHED: Southern Branch of the Elizabeth River
[TAX MAP SECTION/PARCEL:](#) 0583005000440

APPROVED (7-0; Nowak/Spaur), for a period of two years.
 2. **[PLN-CBPA-2017-031 STAFF REPORT](#)**
PROJECT/LOCATION: Parcel Subdivision/1664 Dock Landing Road
APPLICANT/AGENT: Murray Homes, Inc./Two Day Properties
PROPOSAL: In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** for a 5-lot subdivision. This exception is requested to provide relief from the requirement that lots created in the R-15s residential district shall have at least 75 percent of the required lot area located outside of the 100-foot RPA buffer per Chesapeake City Code Sec. 26-522(a)(1).
SUBDIVISION/LOT #: SURVEY OF PROP OF ELTON L PHELPS 2.62
WATERSHED: Western Branch of the Elizabeth River
[TAX MAP SECTION/PARCEL:](#) 0160000000410

DENIED the request based on the following findings:

1. **The requested exception is not the minimum necessary to afford relief;**
2. **Granting the exception would confer upon the applicant special privileges that are denied by Chesapeake City Code Chapter 26, Article IX to other property owners who are subject to its provisions and who are similarly situated;**
3. **The exception is not in harmony with the purpose and intent of Chesapeake City Code Chapter 26, Article IX and is of substantial detriment to water quality; and**
4. **The exception request is based upon conditions or circumstances that are self-created or self-imposed.**

F. Other Business: Introduction of Katie James, new alternate member.

G. Adjournment: 6:31 p.m.

This 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. It is also available for viewing online at http://www.cityofchesapeake.net/Assets/actions/Wetlands+and+Chesapeake+Bay+Preservation+Area+Board/2017/2017-06-21_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.