

## MARKED AGENDA

# Chesapeake Bay Preservation Area Board

JULY 19, 2017 – 6:00 PM  
Human Resources Training Room

- A. Call to Order 6:00 p.m. by Chair, Vickie Greene
- B. Roll Call Klesch, James excused, and Curling absent
- C. Approval of Minutes: **June 21, 2017 Board Meeting**
- D. CBPA Applications:
  - 1. [PLN-CBPA-2017-016](#)  
**PROJECT/LOCATION:** New Single-Family Home/1904 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 4,000 SF of post-development impervious area is proposed (4,000 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 2 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004080

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1904 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

2. [PLN-CBPA-2017-017](#)  
**PROJECT/LOCATION:** New Single-Family Home/1906 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 3,880 SF of post-development impervious area is proposed (3,880 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 3 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004081

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1906 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

3. [PLN-CBPA-2017-018](#)  
**PROJECT/LOCATION:** New Single-Family Home/1908 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 4,100 SF of post-development impervious area is proposed (4,100 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 4 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004082

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1908 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

4. [PLN-CBPA-2017-019](#)  
**PROJECT/LOCATION:** New Single-Family Home/1910 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 4,800 SF of post-development impervious area is proposed (4,800 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 5 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004083

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1910 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

5. [PLN-CBPA-2017-020](#)  
**PROJECT/LOCATION:** New Single-Family Home/1912 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle

Group Engineering

**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 6,950 SF of post-development impervious area is proposed (6,950 SF within RPA).

**SUBDIVISION/LOT #:** Lot 6 Block 9 Park View Section 2

**WATERSHED:** Southern Branch of the Elizabeth River

**TAX MAP SECTION/PARCEL:** 0344002004084

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1912 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

6. **PLN-CBPA-2017-021**  
**PROJECT/LOCATION:** New Single-Family Home/1916 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 4,570 SF of post-development impervious area is proposed (4,570 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 7 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004130

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1916 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

7. [PLN-CBPA-2017-022](#)

**PROJECT/LOCATION:** New Single-Family Home/1918 McCoy Road

**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering

**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 5,930 SF of post-development impervious area is proposed (5,930 SF within RPA).

**SUBDIVISION/LOT #:** Lot 8 Block 9 Park View Section 2

**WATERSHED:** Southern Branch of the Elizabeth River

**TAX MAP SECTION/PARCEL:** 0344002004140

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1918 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

8. [PLN-CBPA-2017-023](#)  
**PROJECT/LOCATION:** New Single-Family Home/1917 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 6,580 SF of post-development impervious area is proposed (6,580 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 9 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004150

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1917 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

9. [PLN-CBPA-2017-024](#)  
**PROJECT/LOCATION:** New Single-Family Home/1913 McCoy Road  
**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering  
**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 7,100 SF of post-development impervious area is proposed (7,100 SF within RPA).  
**SUBDIVISION/LOT #:** Lot 10 Block 9 Park View Section 2  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0344002004160

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1913 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

10. [PLN-CBPA-2017-025](#)

**PROJECT/LOCATION:** New Single-Family Home/1909 McCoy Road

**APPLICANT/AGENT:** Stephen Alexander Homes Two, LLC/ Pinnacle Group Engineering

**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 4,100 SF of post-development impervious area is proposed (4,100 SF within RPA).

**SUBDIVISION/LOT #:** Lot 11 Block 9 Park View Section 2

**WATERSHED:** Southern Branch of the Elizabeth River

**TAX MAP SECTION/PARCEL:** 0344002004170

The Chesapeake Bay Preservation Area (CBPA) Board, at its July 19, 2017 meeting, **DID NOT ACT UPON THE EXCEPTION REQUEST** for placement of fill and construction of a new single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer located at 1909 McCoy Road in Chesapeake. No applicant or representative was present at the hearing. Per Article IV, Section 9 of the City of Chesapeake CBPA Board By-Laws, an applicant or representative must be present for action to be taken by the Board on an application for a permit.

The Board voted to **CONTINUE THE APPLICATION TO THE SEPTEMBER 20, 2017 CBPA BOARD MEETING**. Applicant or representative attendance is required at this CBPA Board meeting. The public hearing starts at **6:00 p.m.** in the **Human Resources Training Room on the fourth floor of the Chesapeake City Hall building**, located at 306 Cedar Road.

F. Other Business:

- **CBPA Violation V-17-03 Update**
- **CBPA Violation V-16-05 Update**

G. Adjournment: 6:26 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/2017/2017-07-19\\_agenda.pdf](http://www.cityofchesapeake.net/Assets/actions/Wetlands+and+Chesapeake+Bay+Preservation+Area+Board/2017/2017-07-19_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.