

## AGENDA

# Chesapeake Bay Preservation Area Board

**September 19, 2018 – 6:00 PM**

Human Resources Training Room

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes: **August 15, 2018 Board Meeting**
- D. CBPA Applications:

1. [PLN-CBPA-2018-012](#)

**PROJECT/LOCATION:** Detached Garage/490 Plummer Drive

**APPLICANT:** Kyle Strickland

**PROPOSAL:** In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** for authorization to construct a new detached garage and driveway within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer. A total of 624 SF of new impervious area is proposed (366 SF within RPA).

**SUBDIVISION/LOT #:** 141 PLUMMER PLANTATION SEC 3

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

**TAX MAP SECTION/PARCEL:** 0345002001410

The CBPA Review Committee recommends that the requested exception be **GRANTED** (5-0; Harbin/Lapid) for a period of two years with the following stipulations:

- 1. **Provide one (1) large canopy tree within the 100-foot RPA buffer to mitigate the impact of the new impervious area within the 100-foot RPA buffer. 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. **No additional driveway access is authorized as part of this application. Additional construction activity, clearing, grading, excavating, or filling within the RPA portion of this site will require additional CBPA approval and will be required to meet the current CBPA regulations at that time.**

2. [PLN-CBPA-2018-016](#)  
**PROJECT/LOCATION:** Chicken Coop/437 Shell Road  
**APPLICANT:** Nicholas Deitz  
**PROPOSAL:** In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** for authorization to construct a new chicken coop within the 50-foot landward portion of the 100-foot RPA buffer. A total of 30 SF of new impervious area is proposed (30 SF within RPA).  
**SUBDIVISION/LOT #:** PAR 2 SUBD PROP OF FAITH ALIVE CH OF GOD .5178AC  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0340000001220  
*(Continued from the August 15, 2018 CBPA Board Meeting)*

The applicant has not submitted the adjacent property owner list or stamped, addressed envelopes as required by Chesapeake City Code Sec. 26-528(f). Staff recommends that application **PLN-CBPA-2018-016** be [CONTINUED](#) to the CBPA Board's meeting scheduled for October 17, 2018

3. [PLN-CBPA-2018-021](#)  
**PROJECT/LOCATION:** Driveway Expansion/717 Wood Duck Lane  
**APPLICANT:** Gary W. & Julie M. Foshee  
**PROPOSAL:** In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **AFTER-THE-FACT EXCEPTION** for authorization to expand an existing driveway within the 50-foot landward portion of the 100-foot RPA buffer. A total of 839 SF of new impervious area is proposed (645 SF within RPA buffer).  
**SUBDIVISION/LOT #:** 39 SUB FIRMAN ESTATES SEC ONE  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0346003000390

The CBPA Review Committee recommends that the requested exception be [GRANTED](#) (7-0, Harbin/Stonecypher) of the application for a period of two years with the following stipulations:

1. Provide five (5) large canopy trees within the 100-foot RPA buffer to mitigate the impact of the new impervious area within the 100-foot RPA buffer. See Appendix A of the Chesapeake Landscape Specifications Manual for recommended tree species.
2. Provide two (2) large canopy trees within the Resource Management Area (RMA) to mitigate the impact of the new impervious area within the RMA. See Appendix A of the

**Chesapeake Landscape Specifications Manual for  
recommended tree species.**

4. [PLN-CBPA-2018-023](#)  
**PROJECT/LOCATION:** Replacement of porch, deck, and retaining wall/1004 Angora Court  
**APPLICANT/AGENT:** Lynette Bolton/Marine Engineering, LLC  
**PROPOSAL:** In accordance with Section 26-528 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** for authorization to replace an existing porch, deck, and retaining wall within the 50-foot seaward portion of the 100-foot RPA buffer. The proposed improvements will yield a net reduction of 38 SF of impervious area within the 50-foot seaward portion of the 100-foot RPA buffer.  
**SUBDIVISION/LOT #:** 5 PINETTA II  
**WATERSHED:** Eastern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0204005000050

The CBPA Review Committee recommends that the requested exception be **GRANTED** (7-0, Benda/Manning) of the application for a period of two years with the following stipulation:

1. **Provide two (2) large canopy trees within the 100-foot RPA buffer to mitigate the two (2) trees removed for construction of the proposed retaining wall. Per Chesapeake City Code Sec. 26-520(b)(7)(c), any trees removed shall be replaced to provide 50 percent tree canopy coverage. See Appendix A of the Chesapeake Landscape Specifications Manual for recommended tree species.**

F. CBPA Violation:

1. [CBPA Violation V-18-07\(v\)](#)  
**LOCATION:** 1232 George Washington Highway North  
**OWNER:** F&W Builders, Inc.  
**VIOLATION:** Unauthorized clearing and grading within the 100-foot RPA buffer and RMA. Approximately 21,130 SF of unauthorized impacts within RPA buffer, and approximately 1,830 SF of unauthorized impacts within RMA.  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0251001000780

G. Other Business:

H. Adjournment:

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/2018/2018-09-19\\_agenda.pdf](http://www.cityofchesapeake.net/Assets/actions/Wetlands+and+Chesapeake+Bay+Preservation+Area+Board/2018/2018-09-19_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.