

Chesapeake Bay Preservation Area Board

Public Hearing Minutes – November 17, 2021 City Council Chambers – 6:00 P.M.

Call to Order: Chairman Bruce Weckworth called the Chesapeake Bay Preservation Area (CBPA) Board meeting of November 17, 2021, to order at 6:00 p.m. in City Council Chambers.

Roll Call:

PRESENT

Bruce Weckworth, Chair
Kaitlyn James, Member
John Klesch, Member
Jillian Sunderland, Member
Victoria Thomas, Member
Karen Toida, Member

EXCUSED

Kimberly Koelsch, Vice Chair
Rick Underhill, Alternate Member
Chris Wilson, Alternate Member

PLANNING DEPARTMENT STAFF PRESENT

Ethan Hoar, CBPA Planner
Gilbert Bostwick, AICP, Current Planning Administrator
Lewis Martinez, CBPA Recording Secretary
Sherry Carawan, Assistant CBPA Recording Secretary

CITY ATTORNEY STAFF PRESENT

Meredith Jacobi, Assistant City Attorney

APPROVAL OF MINUTES:

The October 20, 2021, CBPA Board minutes were presented into the record for CBPA Board action.

CBPA BOARD ACTION:

Minutes for the October 20, 2021 CBPA Board were APPROVED by unanimous consent.

CBPA APPLICATION:

- PLN-CBPA-2021-039**
PROJECT/LOCATION: 1701 Kaywood Lane
APPLICANT/OWNER: Stephen Quick/Stephen Alexander Homes LLC
AGENCY: American Engineering Associates – Southeast, PA
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an **EXCEPTION** to construct a single-family home and detached garage within the 50-foot landward portion of the 100-foot RPA buffer. The total proposed additional impervious area will be 4,890 SF (2,603 SF in RPA).
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002003400
-

CBPA BOARD ACTION:

The CBPA Board APPROVED THE EXCEPTION requested in PLN-CBPA-2021-039 for a period of two years with the following stipulation:

The proposed 14' x 20' detached garage, 10' x 20' adjacent concrete pad and the driveway extension as outlined in the attached plan will not be permitted and shall be removed from the site plan.

Staff Presentation:

Mr. Hoar presented the application to the Board, along with the CBPA Review Committee's findings and recommendations. Pictures of the site at 1701 Kaywood Lane were presented. The Board was informed that the applicant is seeking an approval to construct a single-family home and detached garage within the 50-foot landward portion of the 100-foot RPA buffer. The CBPA Review Committee reviewed this application on October 19, 2021, and recommended approval of the application with the following stipulation: The proposed 14' x 20' detached garage, 10' x 20' adjacent concrete pad and the driveway extension as outlined in the attached plan will not be permitted and shall be removed from the site plan. The lot was recorded in 2021.

Proponent:

Jakob Klein, 830 Greenbrier Circle, Suite 110, Chesapeake, Virginia, Applicant. Mr. Klein stated that the developer is willing to move forward without the detached garage and a revised site plan has been submitted without the detached garage. He stated the house has been placed in a position to have the least amount of encroachment on the wetlands and will be providing more than the required amount of plantings than is required.

Board Discussion:

Ms. Toida questioned which site plan will be voted on, the original or the revised site plan.

Mr. Hoar stated that the Review Committee reviewed the original plan with the detached garage, however the application submitted a revised site plan based on the findings of the Review Committee. He stated that the Board's vote will be on the original site plan with the detached garage.

Chairman Weckworth questioned if the proposed model of home is capable of having a front-loading garage as opposed to a side loading garage that way the encroachment into the RPA buffer associated with the driveway could be removed.

Mr. Klein stated he is not sure, and would have to verify with the developer to see if a front loading garage would be capable for that model of house.

Ms. Sunderland questioned if the site plan was showing a deck or porch on the back of the property.

Mr. Klein verified the site plan was showing a screened in porch.

CBPA BOARD VOTE:

Ms. Toida moved to **APPROVE PLN-CBPA-2021-039** based on the findings contained in the Chesapeake Bay Preservation Act Review Committee staff report. Mr. Klesch seconded the motion. The motion was carried by a vote of 5 – 1; Koelsch, Underhill and Wilson excused.

OTHER BUSINESS:

- **Introduction of Sherry Carawan as the new CBPA Recording Secretary by Gilbert Bostwick, AICP, Current Planning Administrator**
- **Update on the Wetlands Board**

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:25 P.M.

Sincerely,

Lewis Martinez,
Recording Secretary

LM/eh