

AGENDA

Chesapeake Bay Preservation Area Board

PUBLIC HEARING – June 15, 2022

City Council Chambers – 6:00 PM

- A. **Call to Order**
- B. **Roll Call**
- C. **Approval of Minutes:** April 20, 2022
- D. **CBPA Violation:**
 - 1. **V-20-23**
Location: 301 Kemp Lane
ShowCause Violation: Unpermitted construction of a driveway addition (approx. 4,500 SF) within the Resource Protection Area (RPA).
Subdivision/Lot: Parcel D-2-A Resub Pars D-1 & D-2 Nettle Pro 1.068
Watershed: Eastern Branch of the Elizabeth River
Tax Map Parcel: 0134021000321
- E. **CBPA Applications:**
 - 1. **PLN-CBPA-2021-045**
PROJECT/LOCATION: 1904 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an **EXCEPTION** to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 2,057 square feet (SF) (2,057 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 2 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004080

2. [PLN-CBPA-2021-046](#)
PROJECT/LOCATION: 1909 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 2,138 square feet (SF) (2,138 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 11 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004170

3. [PLN-CBPA-2021-047](#)
PROJECT/LOCATION: 1913 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 3,965 square feet (SF) (3,965 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 10 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004160

4. [PLN-CBPA-2021-048](#)
PROJECT/LOCATION: 1917 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 4,371 square feet (SF) (4,371 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 9 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004150

5. [PLN-CBPA-2021-049](#)
PROJECT/LOCATION: 1918 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 4,867 square feet (SF) (4,867 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 8 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004140

6. [PLN-CBPA-2021-050](#)
PROJECT/LOCATION: 1916 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 3,870 square feet (SF) (3,870 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 7 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004130

7. [PLN-CBPA-2021-051](#)
PROJECT/LOCATION: 1912 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 4,563 square feet (SF) (4,563 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 6 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004084

8. [PLN-CBPA-2021-053](#)
PROJECT/LOCATION: 1910 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 2,510 square feet (SF) (2,510 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 5 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004083

9. [PLN-CBPA-2021-054](#)
PROJECT/LOCATION: 1908 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 1,745 square feet (SF) (1,745 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 4 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004082

10. [PLN-CBPA-2021-055](#)
PROJECT/LOCATION: 1906 McCoy Road
APPLICANT/OWNER: Stephen Alexander Homes Two LLC
AGENT: Rodney Flores, P.E., Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-528, of the Chesapeake City Code, the applicant seeks an [EXCEPTION](#) to construct a single-family home within the 50-foot landward and 50-foot seaward portions of the 100-foot Resource Protection Area (RPA) buffer. The total proposed additional impervious area will be 2,057 square feet (SF) (2,057 SF in RPA).
SUBDIVISION/LOT #: Park View / Lot 3 Block 9 Section 2
WATERSHED: Southern Branch of the Elizabeth River
TAX MAP PARCEL: 0344002004081

D. Other Business:

E. Adjournment:

The application and related documents are available for public review in the Planning Department on the second floor in the City Hall building at the Chesapeake Municipal Center between 8am and 5pm. For information on CBPA applications, please contact Ethan Hoar, CBPA Planner, at 757-382-6645. 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.