

Wetlands/CBPA Board
Department of Neighborhood Services
306 Cedar Road
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Chesapeake, Virginia 23328
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MARKED AGENDA

Chesapeake Wetlands/CBPA Board

MAY 21, 2008 @ 6:00 PM

Human Resources Training Room

- A. Call to Order: 6:00 PM by Chairman Lane
- B. Roll Call: Seven members present; Foster and Ottinger absent; Cahoon late
- C. Approval of Minutes: [APRIL 16, 2008 Board Public Hearing](#)
APPROVED (Unanimous approval)
- D. Restoration Hearing:
- [CBPA-V-07-16](#)
PROJECT/LOCATION: 4116 Shawnee Road
APPELLANTS: Henry J. and Nickie M. Robinson
VIOLATION: Clearing of approximately 28,750 SF of the Resource Protection Area (RPA).
SUBDIVISION/LOT #: [Seminole Park, #128, Sec 4](#)
WATERSHED: Indian River, Eastern Branch of the Elizabeth River, Chesapeake Bay
TAX MAP SECTION/PARCEL: 0133006001280
(Continued from the April 16, 2008 Board meeting)

APPROVED restoration landscape plan dated May 19, 2008 with the following stipulations: (7-0, Hinch/Weeden)
 - Upon completion of the restoration (with a 6-month deadline), staff shall be notified so that a compliance inspection can be completed.
 - Any further disturbance in the CBPA/RPA, other than tree planting (as depicted on the restoration plan), requires CBPA Planner review.

E. CBPA Applications:

1. [CBPA-08-18](#)

PROJECT/LOCATION: 1905 McCoy Road

APPLICANT/AGENCY: James Valasco/Bay Environmental, Inc.

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a single-family residence with a driveway, sidewalk, and porch, within the 50-foot seaward portion of the 100-foot RPA buffer, on a pre-existing lot. The overall net impervious area will be 2,931 SF.

SUBDIVISION/LOT #: [Park View, # 12](#)

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0344002004180

APPROVED with the following stipulation: (6-0-1, Katchmark/Midgette, Cahoon abstained)

- **The tree canopy coverage requirement for encroachment into the RPA buffer is fifty percent (50%). To meet this canopy requirement, eighteen large canopy trees (18 LCTs) or equivalent plant materials, shall be shown on the site plan submission for a building permit. The plant material, as specified in the City of Chesapeake Reforestation Guidelines, shall be installed or preserved within the RPA, six to eight feet tall at planting, as approved through the City Arborist. This RPA canopy requirement shall be reflected on the final site plan, and will be used toward meeting the City of Chesapeake Landscape Ordinance canopy requirements.**

2. [CBPA-08-19](#)

PROJECT/LOCATION: 3800 Pine Grove Circle

APPLICANT/AGENCY: Dennis Coronado and Ann Kuhn/Pinnacle Group Engineering, Inc.

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a detached 20' x 20' garage and above ground lap pool (within 6' of the primary structure), within the 50-foot landward portion of the 100-foot RPA buffer, on a pre-existing lot. Based on the extent of all proposed improvements and removing a major portion of an existing deck, the overall net increase in impervious area will be 560 SF.

SUBDIVISION/LOT #: [Riverbend, # 111](#)

WATERSHED: Western Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0166001001110

APPROVED as shown on the site plan dated March 18, 2008 with the following stipulation: (7-0, Cahoon/Allbritton)

- The tree canopy coverage requirement for encroachment into the RPA buffer is fifty percent (50%). To meet this canopy requirement, four large canopy trees (4 LCTs) or equivalent plant materials, as specified in the City of Chesapeake Reforestation Guidelines, must be installed within the RPA, as approved through the City Arborist. This RPA canopy requirement shall be reflected on the final site plan, and will be used toward meeting the City of Chesapeake Landscape Ordinance canopy requirements.

3. [CBPA-08-20](#)

PROJECT/LOCATION: 3818 McNeal Avenue

APPLICANT/AGENCY: James Benjamin Braddock/Hassell & Folkes, PC

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a single-family residence with a driveway and deck, within the 50-foot landward, a portion of the deck is within the 50-foot seaward portions of the 100-foot RPA buffer, on a pre-existing lot to be resubdivided. Based on the extent of all proposed improvements and removing portions of existing concrete and structures, the overall net increase in impervious area will be 1070 SF.

SUBDIVISION/LOT #: [Norfolk Highlands, # 9, 10, 11 & 12](#)

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0202001005110

APPROVED as shown on the revised CBPA plan dated 4-9-08 with following stipulation: (7-0; Midgette/Hinch)

- The applicant/owner shall locate the proposed mulched planting bed and the large canopy tree planting outside of the proposed drainage easement.

4. [CBPA-08-22](#)

PROJECT/LOCATION: 4221 Sorrento Drive

APPLICANT/AGENCY: Charles D. Johnson & Son/Hoggard-Eure Associates, PC

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a 612 SF room addition and porch, within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer, on a pre-existing lot. Based on the extent of all proposed improvements and removing the existing deck, the overall net increase in impervious area will be 110 SF.

SUBDIVISION/LOT #: [Bailey's Creek, # 19](#)

WATERSHED: Western Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0167001000190

APPROVED the revised site plan dated April 29, 2008 which shows the revised location of the proposed porch addition. (7-0; Hinch/Midgette)

5. **CBPA-08-23**

PROJECT/LOCATION: 1637 Burson Drive

APPLICANT/AGENCY: Raymond & Donna Hoeflein/Horton & Dodd, PC

PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct a single-family residence, driveway and sidewalk, with a total impervious area of 2,803 SF within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer, on a pre-existing lot. Based on the extent of all proposed improvements and removing the existing structure, the overall net increase in impervious area will be 956 SF.

SUBDIVISION/LOT #: Park View, # 8

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0344002003940

APPROVED with the following stipulations: (7-0; Cahoon/Weeden)

1. **The tree canopy coverage requirement for encroachment into the RPA buffer is fifty percent (50%). To meet this canopy requirement, 18 large canopy trees (18 LCTs) or equivalent plant materials, as specified in the City of Chesapeake Reforestation Guidelines, must be installed within the RPA, as approved through the City Arborist. This RPA canopy requirement shall be reflected on the final site plan, and will be used toward meeting the City of Chesapeake Landscape Ordinance canopy requirements.**
2. **A one-for-one tree replacement shall be provided for each existing tree that is displaced by the construction of the proposed septic drainfield.**

F. Other Business:

G. Adjournment:

Copies of the aforementioned Wetlands applications, related maps and documents are available for public review in the office of the Department of Neighborhood Services, second floor, in the City Hall building, and the CBPA applications are available for public review in the Planning Department, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours. Copies of the applications and staff reports are available at the Chesapeake City Libraries. It is also available for viewing online at <http://cityofchesapeake.net/services/depart/planning/chesbaypreservation.html> through a link under **Chesapeake Wetlands/CBPA Public Hearing Agenda/Marked Agendas** on the Planning Department home page.

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 Wetlands/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 previous Chesapeake Wetlands/CBPA Board meetings may not appear on this agenda. For information on Wetlands applications, please contact Kristina Villaire, Assistant City Arborist, at 382-6442 and for CBPA applications please contact Scott Meyer, Chairperson of the CBPA Committee, at 382-6176.