
CBPA Resource Protection Area (RPA) & Waterfront Structures

Point of Contact: PJ Scully, PLA, Environmental Planning Coordinator
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Complete and Partial Reconstruction within the RPA.

Sites rebuilding in the RPA under the following criteria do not need a variance to the CBPA Ordinance.

- New structures maintain previous impervious cover and do not increase in size.
- New structures maintain previous footprint and do not encroach further into the RPA buffer.

If the site meets the above criteria, submit the following information to Staff as redevelopment in the RPA.

- A physical survey exhibit depicting new improvements within previous footprint(s).
- Environmental Planning Coordinator will review for approval (1-3-day review).

Sites increasing the amount of impervious cover or encroaching further seaward within the RPA will require a variance to the CBPA Ordinance.

- Submit a CBPA Variance exhibit to the Department of Planning & Community Development. Variance exhibits are due the first of each month to be heard at the following month's public hearing. Information regarding CBPA Variance submittals may be found at www.vbgov.com/cbpa.

Complete and Partial Reconstruction of Waterfront Structures (Wharfs, docks, piers, and boatlifts).

Rebuilding waterfront structures is allowed under the following criteria with a building permit from Permits & Inspections.

- Maintenance or replacement of a previously authorized pier damaged due to storm, provided that it is reconstructed within the footprint of the existing pier [VAC 28.2-1203(6)].
- Maintenance of structures (bulkheads and riprap revetments) damaged due to storm that were erected upon or over State owned subaqueous bottoms [VAC 28.2-1209].

If the waterfront structure meets the above criteria, submit the following information to Staff for review.

- A copy of the Joint Permit Application (JPA) for the previously authorized structure. If a copy of the JPA cannot be obtained, Staff will coordinate with the Virginia Marine Resource Commission (VMRC) to verify previous records.
- Environmental Planning Coordinator will review and coordinate with VMRC (1-3-day review).

Sites that do not have a previously authorized waterfront structure will require a JPA to be submitted to VMRC.

- Additional information regarding JPA requirements may be found at www.vbgov.com/wetlands. Local Wetland Board approval may be required if impacting vegetated or non-vegetated tidal wetlands.
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Development Services Center (DSC)

Point of Contact: Tony Tolentino, PE, Senior Project Coordinator

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Complete Reconstruction

Sites maintaining previous footprint do not need full site plan submittal

- Submit physical survey exhibit depicting new improvements within previous footprint
- DSC Project Coordinator will review for approval (1-3-day review)

Sites changing or increasing previous footprint will require single-family site plan submittal

- Projects will be expedited for review (1-2 weeks)
- Secure any CBPA/Waterfront approvals prior to submittal if possible; may also run concurrently

Partial Reconstruction

Smaller projects < 2,500 square feet of land disturbance not located in RPA, or any amount of land disturbance within previous footprint, no site plan required

- Submit physical survey depicting new improvements for review approval (1-3-day review)

Larger projects > 2,500 square feet of land disturbance or within RPA, outside of existing footprint, single-family site plan submittal required

- Projects will be expedited for review (1-2 weeks)
- Secure any CBPA/Waterfront approvals prior to submittal if possible; may also run concurrently

Sites changing or increasing previous footprint will require single-family site plan submittal

Permits & Inspections (P&I)

Points of Contact: Rohan Charles, Plans Examiner Supervisor, RCharles@vbgov.com

Syris Spinks, Plans Examiner, SSpinks@vbgov.com

Randy Randolph, Plans Examiner RRandolph@vbgov.com

Ph: 757-385-4211 option #3

The following DO NOT require permits (for Single-Family homes)

- Replacing roof covering materials
- Replacing siding materials
- Replacing windows like for like

- One story detached structures used as tool and storage sheds, or similar structures that do not exceed 256 square feet and are not in a flood zone or RPA. Please contact Zoning at 757-385-8074 for setback requirements.

Work that can be performed immediately

- Any work required to secure, shore up, temporarily weatherproof, etc., (e.g., tarping, boarding windows, temporary structural bracing).
- Demolition of “unsafe structures”, as determined by Housing & Code Enforcement, down to the slab or foundation only
- Submit Permit Applications as soon as possible after temporary work is complete

Residential Demolition Permits

- Provide cut-off letters from utilities (Cox, Verizon, Dominion, Virginia Natural Gas, Virginia Beach Public Utilities)
- If area of land disturbance is <2,500 square feet, no additional information required. If area of land disturbance is >2,500 square feet, please contact DSC for additional requirements.

Residential Construction Permits

Unfortunately, due to the varying scale of damage, there is not a specific answer, and most will be on a case-by case basis.

- Structures that have sustained “substantial structural damage” are required to have an evaluation by a Virginia Registered Design Professional (Engineer or Architect) for determination of permitting needs.
- Structures that have sustained less than substantial structural damage shall be allowed to restore to pre-damaged state. Typical construction documents for less than substantial structural damage would include insurance estimates, contractor written scope of work/contract, etc. Additional documentation may be required if engineered elements are being repaired or replaced (e.g., roof trusses, floor trusses, engineered beams, etc.). Please call 757-385-4211 option #3 for more detailed information.
- Structures in the flood zone should call 757-385-4211 option #3 for more information.

Important Info:

- Identify Tornado Repair/Demo/Rebuild on the Permit Application. This will alert staff to waive fees and adjust review timelines. Every effort will be made to expedite permit application.
- Permits & Inspections permit fees, not the requirements for permits, have been waived for 180 days post event for repairs necessary to render the building or portion thereof habitable.