

# Wetlands Board Staff Report

January 19, 2021



# Wetlands Board Hearing Procedures

Due to the ongoing COVID-19 pandemic, the Virginia Beach Wetlands Board meeting will be held virtually on January 19th, 2021 at 10:00 a.m. with Wetlands Board Members, Staff and citizens participating via video/audio conference. Prior to the public hearing, a virtual Staff briefing will be held at 9:00 a.m.

**For those citizens who desire to attend this meeting virtually, registration is required.** Please visit [www.vbgov.com/wetlands](http://www.vbgov.com/wetlands) or enter the following URL into your web browser to register:  
<https://vbgov.webex.com/vbgov/onstage/g.php?MTID=eee12306868131cc3ee8c66d990b6c996>

**If you desire to speak at the virtual public hearing you must notify Staff prior to 5:00 pm, January 15, 2021 at (757) 385-4621.** Citizens are encouraged to submit comments to the Wetlands Board prior to the public hearing via email to [waterfront@vbgov.com](mailto:waterfront@vbgov.com) or via United States Mail to Waterfront Operations, 2875 Sabre Street, Suite 500, Virginia Beach, VA 23452.

Staff will attempt to facilitate real-time citizen participation/comments in the public hearing for those citizens who registered, which includes speaker's name, physical address, email address, and phone number. For more information on this process, please review the Wetlands Board website at [www.vbgov.com/wetlands](http://www.vbgov.com/wetlands) or contact Staff at (757) 385-4621. If you are **physically disabled** or **visually impaired** and need assistance at this meeting, please call **The Department of Planning and Community Development at (757) 385-4621**

Copies of plans, ordinances and amendments are on file and may be examined by appointment in the Department of Planning at 2875 Sabre St, Suite 500 or online at [www.vbgov.com/wetlands](http://www.vbgov.com/wetlands). For additional information call the Planning Department at 757-385-4621. Staff reports will be available on the webpage 5 days prior to the meeting.

**PLEASE TURN YOUR CELL PHONE OFF OR TO VIBRATE WHILE IN THE COUNCIL CHAMBER.**

**THE ADMINISTRATIVE COMMENTS CONTAINED IN THE ATTACHED AGENDA CONSTITUTE STAFF RECOMMENDATIONS FOR EACH APPLICATION AND ARE ADVISORY ONLY. FINAL DETERMINATION OF THE APPLICATION IS MADE BY THE VIRGINIA BEACH WETLANDS BOARD AT THE PUBLIC HEARING.**

## **THE FOLLOWING DESCRIBES THE ORDER OF BUSINESS FOR THE PUBLIC HEARING**

1. **WITHDRAWALS AND DEFERRALS:** The first order of business is the consideration of withdrawals or requests to defer an item. The Board will ask those in attendance at the hearing if there are any requests to withdraw or defer an item that is on the agenda. **PLEASE NOTE THE REQUESTS THAT ARE MADE, AS ONE OF THE ITEMS BEING WITHDRAWN OR DEFERRED MAY BE THE ITEM THAT YOU HAVE AN INTEREST IN.**
  - a. An applicant may **WITHDRAW** an application without the Boards's approval at any time prior to the commencement of the public hearing for that item. After the commencement of the hearing, however, the applicant must request that the Wetlands Board allow the item to be withdrawn.
  - b. In the case of **DEFERRALS**, the Board's policy is to defer the item **FOR AT LEAST 60 DAYS**. Although the Board allows an item to be deferred upon request of the applicant, the Board will ask those in attendance if there are any objections to the request for deferral. If you wish to oppose a deferral request, let the Board know when they ask if there is anyone in attendance who is opposed to the deferral. **PLEASE** confine your

\* Deferral

\*\* Withdrawal

**Wetlands Board Staff Report  
January 19, 2021**

remarks to the deferral request and do not address the issues of the application – in other words, please let the Board know why deferring the application is unacceptable rather than discussing what your specific issue is with the application.

2. **REGULAR AGENDA:** The Board will then proceed with the remaining items on the agenda, according to the following process:
  - a. The applicant or applicant’s representative will have 10 minutes to present the case.
  - b. Next, those who wish to speak in support to the application will have 3 minutes to present their case.
  - c. If there is a spokesperson for the opposition, he or she will have 10 minutes to present their case.
  - d. All other speakers not represented by the spokesperson in opposition will have 3 minutes.
  - e. The applicant or applicant’s representative will then have 3 minutes for rebuttal of any comments from the opposition.
  - f. There is then discussion among the Board members. No further public comment will be heard at that point. The Board may, however, allow additional comments from speakers if a member of the Board sponsors them. Normally, you will be sponsored only if it appears that new information is available and the time will be limited to 3 minutes.
  - g. The Board does not allow slide or computer-generated projections other than those prepared by the Planning Department Staff.
  - h. The Board asks that speakers not be repetitive or redundant in their comments. Do not repeat something that someone else has already stated. Petitions may be presented and are encouraged. If you are part of a group, the Board requests, in the interest of time, that you use a spokesperson, and the spokesperson is encouraged to have his or her supporters stand to indicate their support.

The Staff reviews of some or all of the items on this agenda suggest that certain conditions be attached to approval by the Wetlands Board. However, it should not be assumed that those conditions constitute all the conditions that will ultimately be attached to the project. Staff agencies may impose further conditions and requirements during administration of applicable City ordinances.

\* Deferral  
\*\* Withdrawal







NEW BUSINESS - WETLANDS

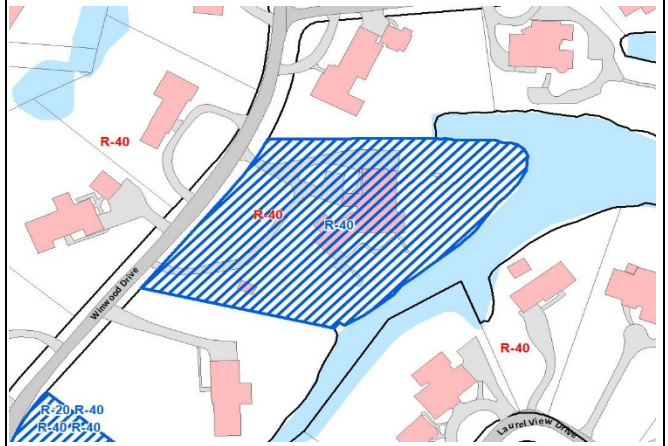
3. 2020-WTRA-00270

Justin John [Applicant/Owner]

**To construct a bulkhead, rip rap, and marsh sill and plant vegetation involving wetlands**

896 Winwood Drive  
(GPIN 2418-00-7635)

Waterway - Linkhorn Bay  
Subdivision - Linlier  
Council District - Lynnhaven



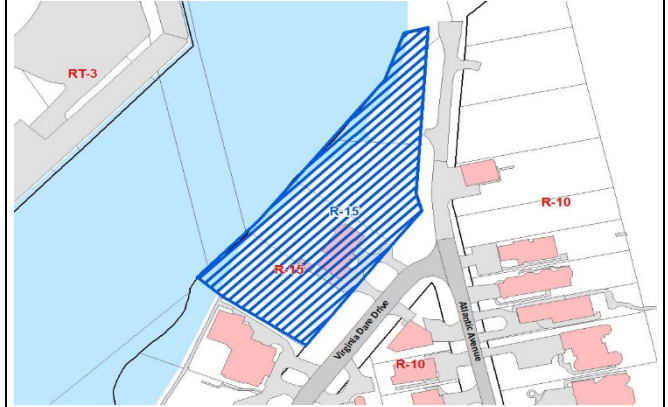
4. 2020-WTRA-00271

Cheryl McLeskey [Applicant/Owner]

**To construct a bulkhead, rip rap, and plant vegetation involving wetlands**

501 Virginia Dare Drive  
(GPIN 2427-30-1965)

Waterway - Lake Wesley  
Subdivision - Croatan Beach  
Council District - Beach



\* Deferral

\*\* Withdrawal

**Agent**

Kristina Witter, NAVFAC

**Location**

Joint Expeditionary Base Little Creek-Fort Story

**GPINs**

2500-87-6520 & 1469-79-2860

**Staff Planner**

Whitney McNamara

**Proposal**

Temporary excavation of the beach for fixed and/or floating piers at the Anzio, Omaha, & Utah Beach training areas

**Staff Recommendation**

Approval as Submitted

**Waterway**

Chesapeake Bay

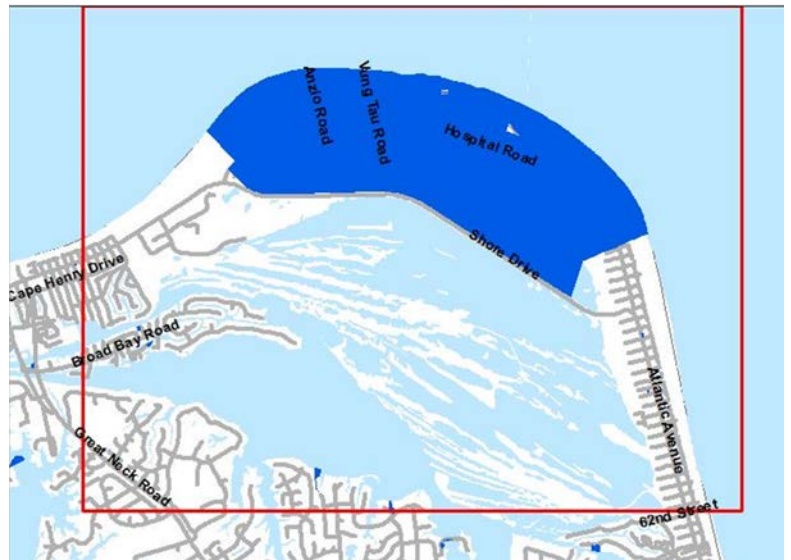
**Subdivision**

Shore Drive

**Impacts**

**Dune and/or beach:** 6,400 square feet

**Overall length of proposed structure:** up to 1,520 feet





Site Aerial Map



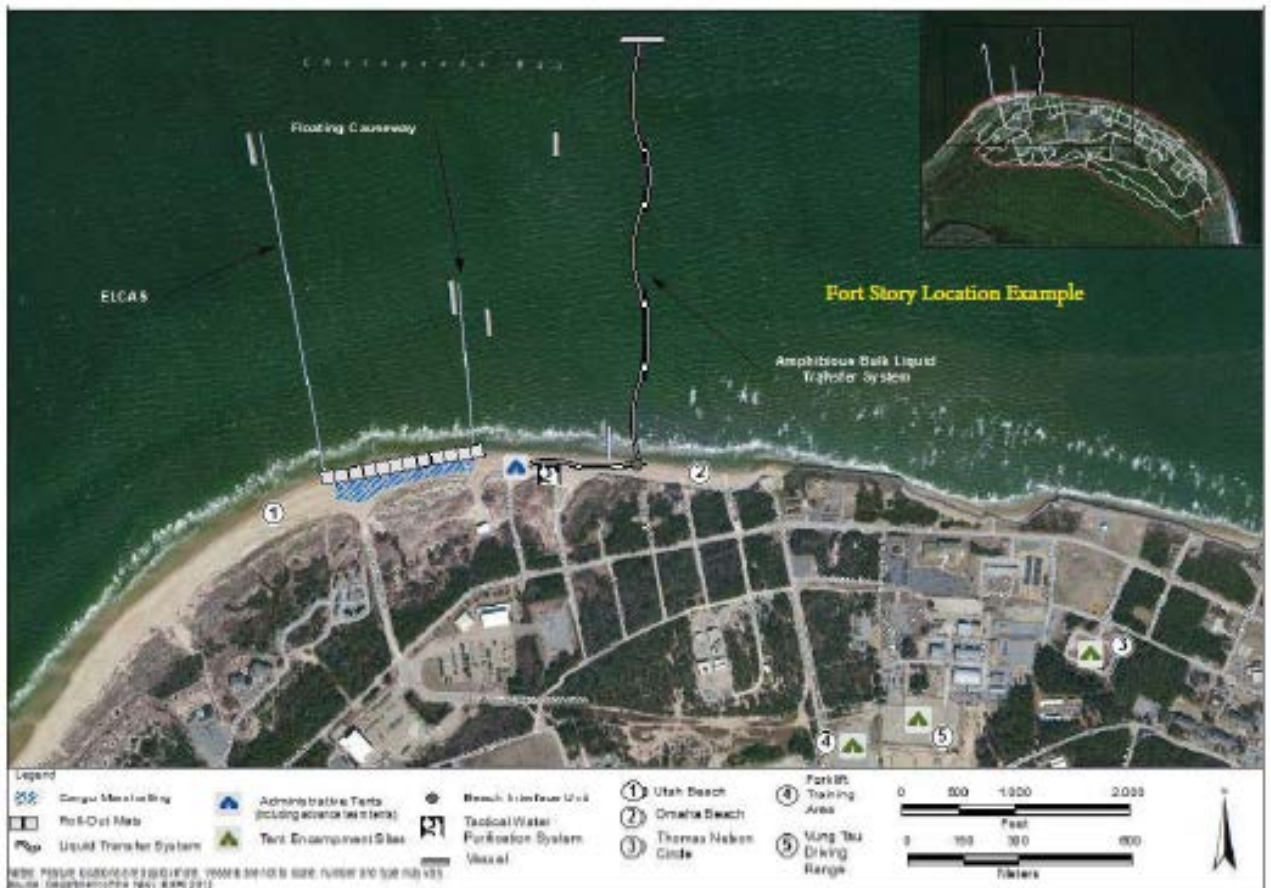


# CBPA Variances & Wetlands Board Permit History

This property is in the Chesapeake Bay Watershed; however, no recent CBPA Board variances were found for this property. A Wetlands Board permit was issued in 2014 for the proposed activities and extended the maximum number of times possible. A subsequent permit was issued in 2018 for the proposed activities, and also extended the maximum number of times possible.

## Concept Plans







Site Photos





Site Photos



## Summary of Proposal

This project includes two training exercises that involve alteration of a beach, as defined in the Coastal Primary Sand Dune Zoning Ordinance and accompanying State legislation. In both exercises, the Navy requests to temporarily excavate “duckponds” on federally owned properties (the Fort Story and Little Creek Naval Base beaches), and then construct floating piers used for vehicle off-loading for ship-to-shore training. In the first exercise, the floating pier has a length of 1,520 feet, extending 1,450 feet channelward of Mean High Water. The duckpond will be excavated on the beach above Mean High Water to allow for placement of a ramp that vehicles will use to drive on and off the pier. In the second exercise, the floating pier has a length of 1,500 feet. The duckpond for this exercise is located in the intertidal zone. The Wetlands Board has previously approved similar requests at these sites in both 2014 and 2018. Those permits were both extended the maximum number of times, for a total of three years.

## Evaluation & Staff Recommendations

The excavation of the beach is temporary, and all site conditions will be restored to pre-disturbed conditions at the end of the exercises. The area for the excavated sand stockpile is not identified in the application documents. Provided that the excavated sand is not stored on top of existing beach vegetation, Staff supports this request. While sea turtle nests are not common in this area, Staff does recommend that the applicant coordinate with the Navy’s natural resource specialist and the Virginia Aquarium’s standing team to evaluate the project area for any potential loggerhead turtle nesting areas in advance of the exercises.

Due to the project’s minimal impact to the dune and beach resources, the Department of Planning and Community Development Staff recommend the project be **approved as submitted**.

## Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.



**Agent**

Robert Simon, Waterfront Consulting, Inc.

**Location**

1508 Duke of Windsor Road

**GPIN**

2418-07-3353

**Staff Planner**

Whitney McNamara

**Proposal**

To rework rip rap and plant vegetation involving wetlands

**Staff Recommendation**

Approval as Modified

**Waterway**

Linkhorn Bay

**Subdivision**

Linkhorn Shores

**Impacts**

**Non-vegetated Wetlands:** 2,528 square feet

**Subaqueous Bottom:** 1,011 square feet

**Overall length of proposed structure:**

276linear rip rap, 170 linear feet of marsh sill

**Volume of backfill:** 20 cubic yards

**Proposed Mitigation and/or Compensation**

On-site





## Site Aerial Map



## CBPA Variances & Wetlands Board Permit History

This property is in the Chesapeake Bay Watershed; however, no recent CBPA Board variances or Wetlands Board permits were found for this property.





## Site Photos





Site Photos



## Summary of Proposal

The applicant is proposing to place 174 linear feet of rip rap over top the existing rip rap revetment on the north side of the property, rework the 170 linear foot marsh sill and re-grade the area behind the sill to sprig with wetlands vegetation, and rework the 102 linear foot rip rap revetment on the south side of the property. The proposed project will impact 2,528 square feet of non-vegetated wetlands and 1,011 square feet of subaqueous bottom. The applicant proposes on-site compensation by converting non-vegetated rock habitat to non-vegetated rock habitat where rip rap is being placed on top of existing rip rap or existing rip rap is being reworked, and convert subaqueous bottom and non-vegetated wetlands to vegetated wetlands in the area behind the rip rap sill where the vegetated wetlands are being restored. The primary purpose of the project is maintenance of the existing shoreline.

## Evaluation & Staff Recommendations

The shoreline is characterized by steep banks, with the top of bank located adjacent to portions of the house. The rip rap on the north side of the property includes stones smaller than what is typically used. Staff supports the applicant's request to overtop this area with Class 1 stone, which is a typical rip rap top layer. While the slope for this area of rip rap is shallow, Staff does recommend that the new rip rap be toed in on the seaward edge to prevent future settling. The rip rap on the south side of the property has settled, and there are numerous areas where the filter fabric is exposed. Staff supports reworking the rip rap in this area to provide the appropriate slope and stone size.

The area around the point of the property is currently protected by a rip rap sill with wetlands vegetation. The existing sill is low and much of the wetlands vegetation has died. In addition, this property experiences significant wake action from boat traffic, especially from boats heading to and from the Cavalier Golf and Yacht Club, and wave action due to its eastern facing shoreline and wide channel. The applicant is proposing to increase the height of the rip rap sill, regrade the wetlands area, and plant new wetlands vegetation in an effort to repair and re-establish this portion of the property. The proposed sill will be above Mean High Water and will not have any openings to allow daily tidal fluctuation, which are typical for sills longer than 100 feet. Despite this design, Staff supports the sill as proposed due to the eastern orientation of the shoreline and boat traffic in the channel. The applicant's agent did include a note that a monitoring plan would be provided, as is required by the City for all projects featuring wetlands vegetation planting.

Accordingly, the Department of Planning and Community Development Staff recommend that the application be **approved as modified** with the following condition:

1. The rip rap sill from points R1 to R4 shall be toed in on the seaward edge. Revised plans shall be submitted to the Virginia Marine Resource Commission and ultimately approved by the Department of Planning and Community Development prior to the issuance of a building permit.

## Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.



Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.

**Agent**

Rich Calvert, Calvert Marine

**Location**

896 Winwood Drive

**GPIN**

2418-00-7635

**Staff Planner**

Whitney McNamara

**Proposal**

To construct a bulkhead, rip rap, and marsh sill and plant vegetation involving wetlands

**Staff Recommendation**

Approval as Submitted

**Waterway**

Linkhorn Bay

**Subdivision**

Linlier

**Impacts**

**Vegetated Wetlands:** 79 square feet

**Non-vegetated Wetlands:** 557 square feet

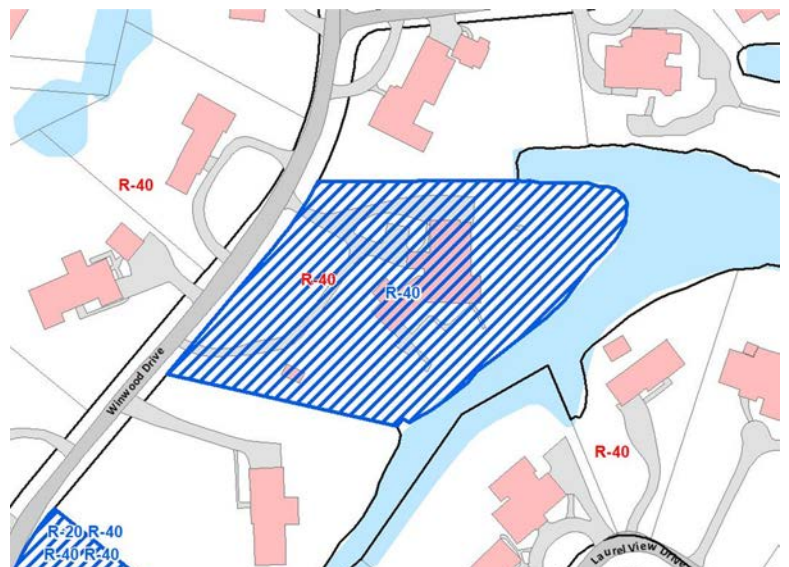
**Subaqueous Bottom:** 1,265 square feet

**Overall length of proposed structure:** 291.8 linear feet of bulkhead, 82 linear feet of rip rap, and 178.5 linear feet marsh sill

**Volume of backfill:** 80 cubic yards

**Proposed Mitigation and/or Compensation**

On-site





## Site Aerial Map

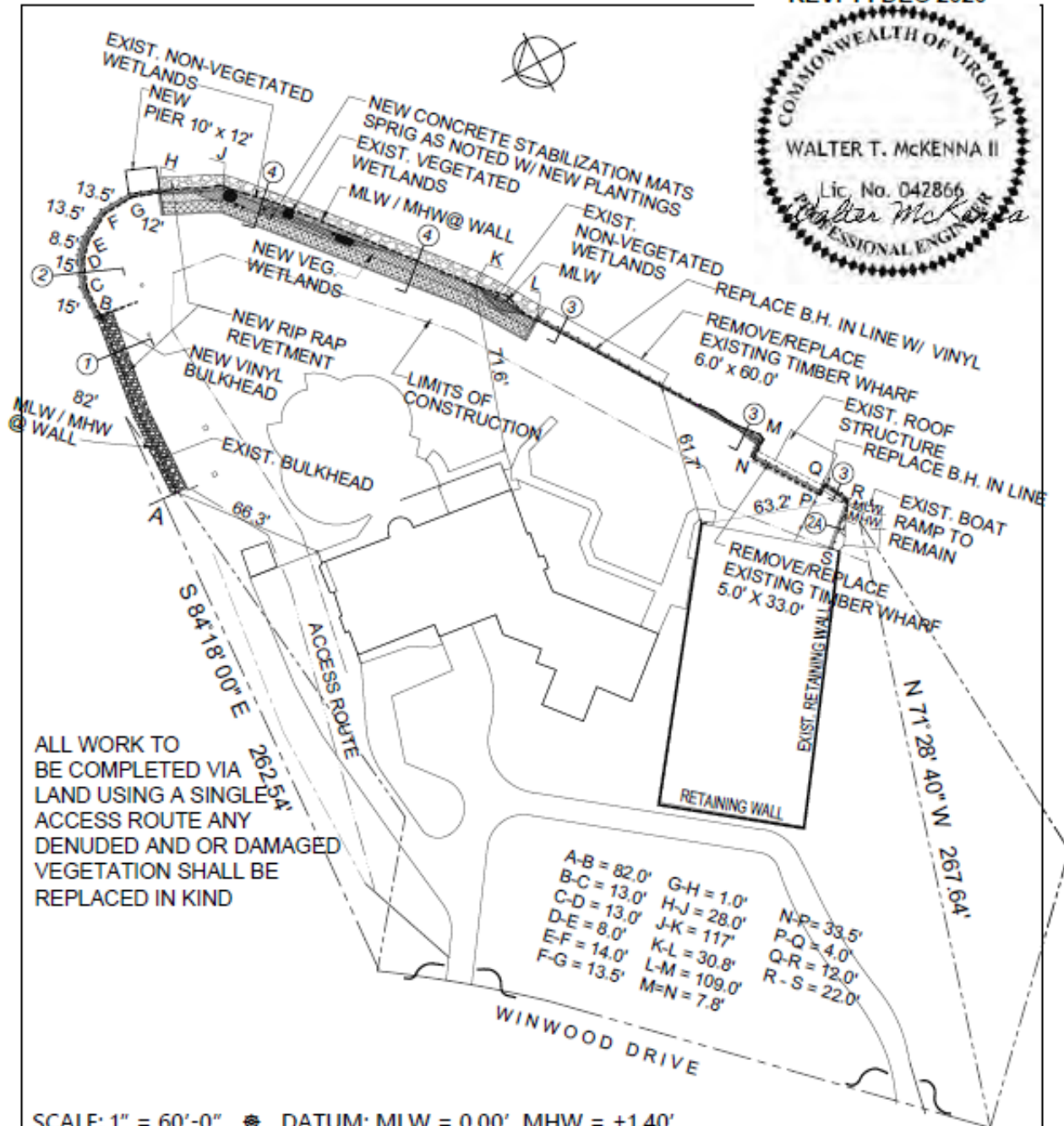


## CBPA Variances & Wetlands Board Permit History

This property is in the Chesapeake Bay Watershed; however, no recent CBPA Board variances were found for this property. A Wetlands Permit, 200003491B0, was approved and issued to Virginia Marine Structures for a bulkhead in 2000. A Wetlands Permit was approved by the Wetlands Board in November 2019 for a bulkhead and rip rap; however, the Virginia Marine Resources Commission (VMRC) appealed this decision. In December 2019, the VMRC modified the recommendation of the Virginia Beach Wetlands Board to include Virginia Beach Staff's recommendation for a living shoreline in the area where the bulkhead has failed. Revisions were never submitted to the Department of Planning and Community Development, and the Board's approval ultimately expired.

**Proposed Site Plans**

REV: 14 DEC 2020



ALL WORK TO BE COMPLETED VIA LAND USING A SINGLE ACCESS ROUTE ANY DENUDED AND OR DAMAGED VEGETATION SHALL BE REPLACED IN KIND

- A-B = 82.0'
- B-C = 13.0'
- C-D = 13.0'
- D-E = 8.0'
- E-F = 14.0'
- F-G = 13.5'
- G-H = 1.0'
- H-J = 28.0'
- J-K = 117'
- K-L = 30.8'
- L-M = 109.0'
- M-N = 7.8'
- N-P = 33.5'
- P-Q = 4.0'
- Q-R = 12.0'
- R-S = 22.0'

SCALE: 1" = 60'-0" DATUM: MLW = 0.00' MHW = +1.40'

	<p><b>CALVERT</b></p>	<p><b>PLAN</b></p> <p>ADJACENT PROPERTY OWNERS:</p> <ol style="list-style-type: none"> <li>1. Andrew Kellam RT</li> <li>2. Wayne Jones</li> <li>3. Brad Peterson</li> <li>4. Michael Pelton</li> </ol>	<p>Proposed: <b>RIP RAP, CONCRETE STABILIZATION MATS, PLANTINGS &amp; REPLACEMENT BULKHEAD</b></p> <p>in: <b>Canal to Linkhorn Bay</b></p> <p>at: <b>896 Winwood Drive</b></p> <p>County of: <b>Virginia Beach</b></p> <p>Applicant: <b>Justin / Shaunda John</b></p> <p>Sheet: 2 of 10 Date: 04 OCT 2020</p>
	<p><b>MARINE</b></p>		



Site Photos





Site Photos





## Summary of Proposal

As indicated above, the previous approval by the Wetlands Board has expired; therefore, a new review and approval by the Wetlands Board is required prior to management of the shoreline as proposed. The applicant is proposing to stabilize the shoreline with a combination of a replacement bulkhead, rip rap, and marsh sill with wetlands vegetation; 291.8 linear feet of replacement bulkhead is proposed around the point on the property and where the existing boat house is located, 82 linear feet of rip rap is proposed along the north property line, and 175.8 linear feet of rip rap sill with vegetated wetlands planting is proposed along the section of the shoreline where the existing bulkhead has failed. Approximately 80 cubic yards of sand backfill will be placed to fill in the areas where the existing bulkhead has failed and to create the vegetated wetlands.

The proposed project will impact 79 square feet of vegetated wetlands, 557 square feet of non-vegetated wetlands, and 1,265 square feet of subaqueous bottom. The applicant is proposing to compensate for the wetlands impacts on site; 298 square feet of non-vegetated wetlands will be converted to non-vegetated rock habitat, 31 square feet of new non-vegetated wetlands will be created, and 227 square feet of non-vegetated wetlands will be converted to vegetated wetlands. In addition, 51 square feet of vegetated wetlands will be replanted with wetlands vegetation, and 322 square feet of vegetated wetlands will be created by grading uplands to an acceptable elevation to support the plant material.

The primary purpose of this project is to stabilize the shoreline.

## Evaluation & Staff Recommendations

At the November 2019 Wetlands Board hearing, Staff found that the existing shoreline stabilization measures on the property were in poor condition. Large portions of the bulkhead have failed, creating areas of non-vegetated wetlands behind the bulkhead. The property adjacent to the shoreline has a low elevation and a wide lawn with a gentle slope up to the existing house and pool with no trees, all of which make the site ideal for a living shoreline. Staff recommended that the application be approved as modified with 4 conditions:

1. Rip rap shall be placed no further channelward of the existing bulkhead from points B to A, and may be placed in front of the existing bulkhead from point C to point H.
2. A living shoreline shall be created beginning at point H and extending along the shoreline to the west end of the of the existing wharf. A rip rap toe/sill may be placed in front of the created wetlands to provide additional shoreline protection.
3. Following installation of the wetlands vegetation, provide annual vegetation monitoring reports in mid-August for three years. The reports shall include pictures and a re-vegetation plan for any areas of the vegetation that failed to establish.
4. Revised plans shall be submitted to the VMRC and ultimately approved by the Department of Planning and Community Development prior to the issuance of a building permit.

The revised application incorporates both conditions two and three into the submitted plans. The applicant's agent proposes placement of the rip rap from points A to B 24-inches channelward of the existing bulkhead to allow the existing bulkhead to be cut off at Mean Low Water to prevent the loss of upland sediment into the channel. After re-visiting the site, Staff is of the opinion that this will not impact the boating access of the property owner to the north, and has no objection to the proposed placement.

In addition, the applicant's agent proposes a replacement bulkhead from points C to H instead of the rip rap recommended by Staff. The bulkhead in this area is approximately five feet tall. Due to water depth, considerable encroachment into the canal would be required to properly slope the rip rap, which could potentially impact navigation of the property owner to the north, therefore Staff supports the change to a replacement bulkhead in this location.

Accordingly, the Department of Planning and Community Development Staff recommends that the application be **approved as submitted** as shown on the plans received by the Virginia Marine Resources Commission on December 14, 2020.

## Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.



**Agent**

Richard Calvert, Calvert Marine

**Location**

501 Virginia Dare Drive

**GPIN**

2427-30-1965

**Staff Planner**

Whitney McNamara

**Proposal**

To construct a bulkhead, rip rap, and plant vegetation involving wetlands

**Staff Recommendation**

Approval as Modified

**Waterway**

Lake Wesley

**Subdivision**

Croatan Beach

**Impacts**

**Non-vegetated Wetlands:** 136 square feet

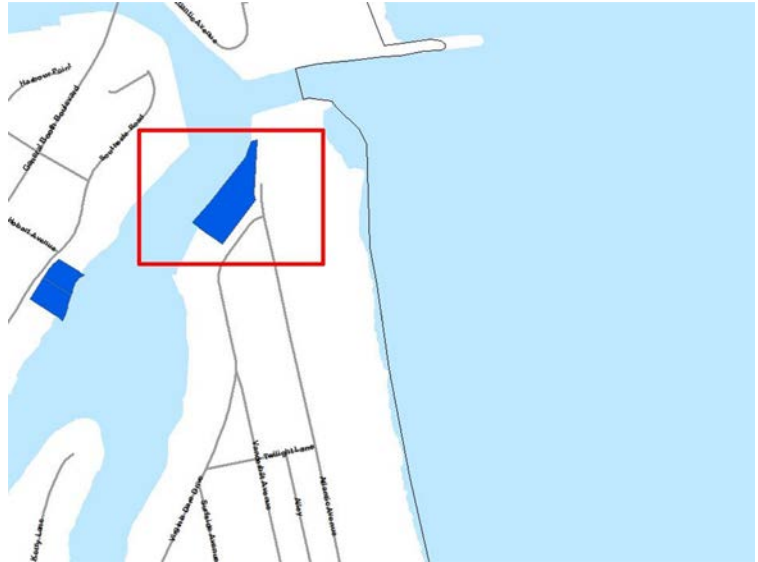
**Subaqueous Bottom:** 596 square feet

**Overall length of proposed structure:** 327.5 linear feet of bulkhead, 28.8 linear feet of rip rap

**Volume of backfill:** 450 cubic yards

**Proposed Mitigation and/or Compensation**

On-site



## Site Aerial Map

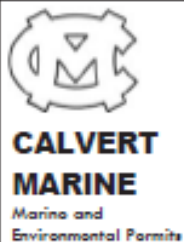
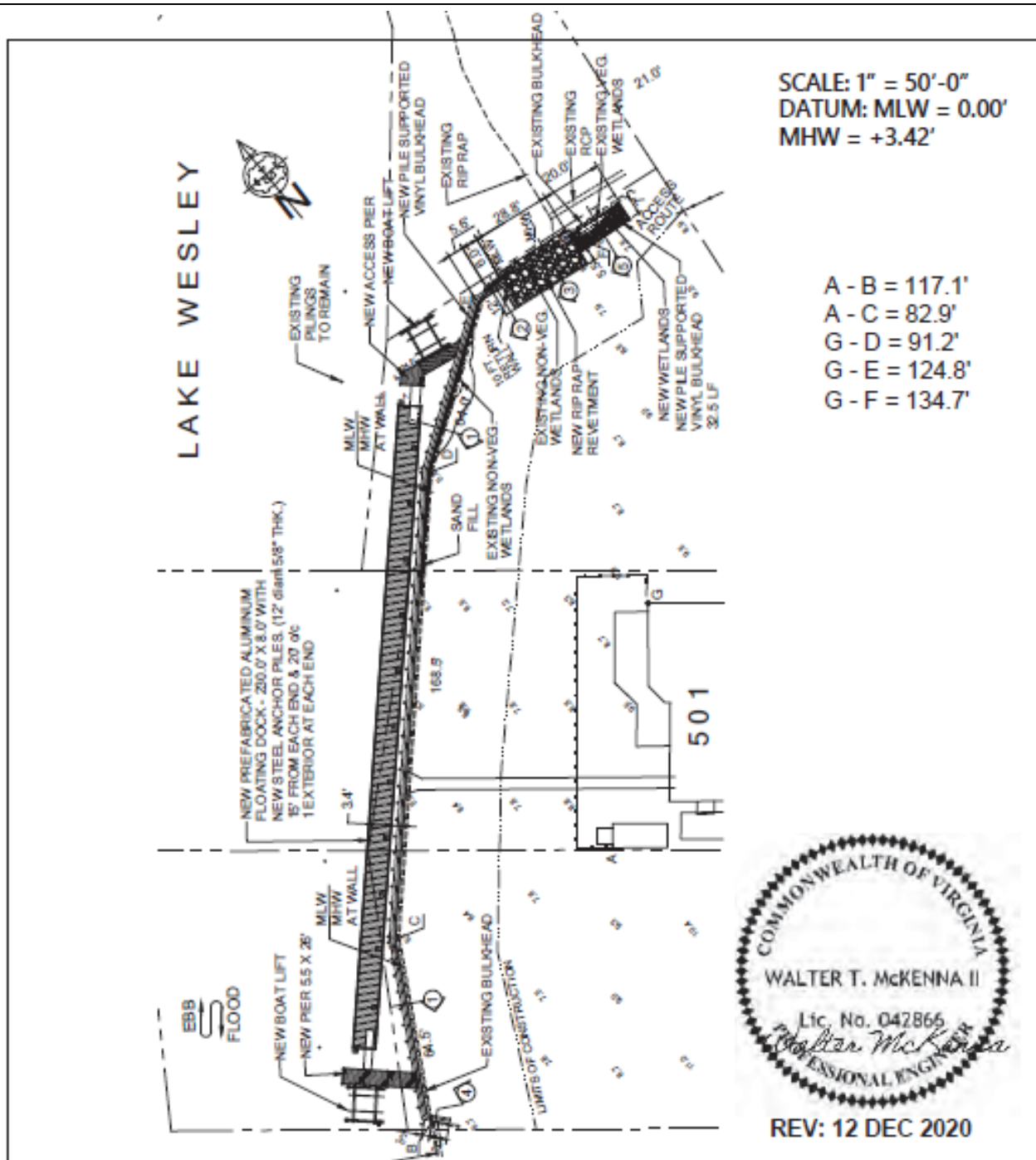


## CBPA Variances & Wetlands Board Permit History

This property is in the Atlantic Ocean Watershed. There are no recent Wetlands Board permits for this property.



Proposed Site Plan



Adjacent Property Owners:  
 1. William Gooch

**NEW WORK PLAN**

Proposed: **Bulkhead, Rip Rap, Plantings, Pier and Accessories**  
 in: Lake Wesley  
 at: 501 Virginia Dare Drive  
 County of: Virginia Beach  
 Applicant: Cheryl McLeskey  
 Sheet: 3 of 12 Date: 11 AUG 20

# Site Photos





Site Photos





## Summary of Proposal

The applicant is proposing to construct a new vinyl bulkhead in front of the existing, failing aluminum bulkhead. There are two locations behind the existing bulkhead where the sediment has washed out that created non-vegetated wetlands. On the adjacent property to the east, there is an existing concrete pipe. The applicant is proposing to install a rip rap revetment on their property bordering this area to prevent further erosion around the pipe. To the right of the proposed rip rap revetment there is an area with *Spartina patens*. The applicant is proposing to enhance this area with new vegetated wetlands. Approximately 450 cubic yards of sand fill is proposed between the new and existing bulkhead. The proposed project will impact 136 square feet of non-vegetated wetlands and 596 square feet of subaqueous bottom. The applicant is proposing to mitigate the impacts on site by the conversion of non-vegetated wetlands to non-vegetated rip rap and by grading uplands to an appropriate elevation in order to create 61 square feet of new vegetated wetlands. A monitoring plan will be provided annually in mid-August for three years following project completion and re-vegetation is proposed for any areas where vegetation fails to establish, as noted on the plans.

A living shoreline was not proposed for this property due to the depth of the channel. The existing bulkhead is 10-feet high and is located at the mouth of the Rudee Inlet, which experiences heavy wave action during storms and significant wake from frequent boater activity. To achieve the appropriate slope for a living shoreline, over 80 linear feet of upland would need to be graded.

## Evaluation & Staff Recommendations

The existing bulkhead is showing signs of failing. Several areas behind the bulkhead have washed out that created pockets of non-vegetated wetlands. Staff agrees with the applicant's agent that a replacement bulkhead is appropriate for this shoreline; it is a deep channel that is exposed to heavy wave action and frequent boat traffic as it is adjacent to Rudee Inlet. Staff is of the opinion that the proposed rip rap along the eastern property line is appropriate due to the layout of this part of the property making it more protected from waves and boat activity, as well as proximity to an existing concrete pipe. The adjacent property is currently protected by rip rap.

Staff is supportive of the applicant's desire to preserve the existing vegetated wetlands on site and enhance that area of the property. The area is currently protected by a failed steel bulkhead that is approximately 1 foot higher than the existing grade. Staff was unable to determine during a site visit how the existing vegetated wetlands are currently exposed to tidal inundation, and is concerned that once the new bulkhead and rip rap are installed, this area may not receive adequate tidal inundation to survive. Staff recommends that the existing, failed bulkhead be cut at Mean High Water in this area shown as Section 5 of the proposed plans to allow tidal inundation.

As such, the Department of Planning and Community Development recommends that the application be **approved as modified** by the following conditions:

1. The existing bulkhead shown in cross section 5 of the proposed plans received by the Virginia Marine Resources Commission on December 16, 2020 shall be cut at the Mean High Water line.
2. Plans shall be revised to reflect that *Spartina Patens* shall be planted in all areas above Mean High Water, while *Spartina alterniflora* shall be planted in areas below Mean High Water.
3. Revisions plans shall be submitted to the Virginia Marine Resources Commission and ultimately approved by the Department of Planning and Community Development prior to the issuance of a building permit.



## Next Steps

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