

Wetlands Board Staff Report

April 17, 2023



CITY OF
VIRGINIA
BEACH

VIRGINIA BEACH WETLANDS BOARD

PUBLIC HEARING PROCEDURES & AGENDA

A Public Hearing of the Virginia Beach Wetlands Board will be held on **Monday, April 17, 2023** at 10:00 a.m. in the New Council Chamber - 2401 Courthouse Drive, Building 1, Second Floor, Virginia Beach, VA.

An informal session will be held the same day at 9:00 a.m. in room 2034, City Manager's Conference Room - 2401 Courthouse Drive, Building 1, Second Floor, Virginia Beach, VA. During the informal session, Staff briefs the Board on agenda items. All interested persons are invited to attend. There is no opportunity for citizenry to speak at the briefing session; however, the public is invited to speak at the formal Wetlands Board Public Hearing that follows. For information or to examine copies of proposed plans, ordinances or amendments call (757) 385-4621 or go to www.vbgov.com/wetlands or visit the Department of Planning and Community Development, 2875 Sabre Street, Suite 500, Virginia Beach, Virginia by appointment. Citizens may also submit comments to the Wetlands Board prior to the public hearing via email to waterfront@vbgov.com or via United States Mail to Waterfront Operations, 2875 Sabre Street, Suite 500, Virginia Beach, VA 23452.

The Staff reviews some or all of the items on the agenda and suggests that certain conditions be attached for deliberation 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. The administrative comments contained in the attached Staff reports constitutes 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

(If you have any questions, please contact Staff via email at waterfront@vbgov.com or call The Department of Planning & Community Development at 757-385-4621)

- 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' 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 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.

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.

If you require reasonable accommodation for this meeting due to a disability, please call the Department of Planning and Community Development at (757) 385-4621. If hearing impaired, you may contact Virginia Relay at 711 for TDD services.



WETLANDS BOARD AGENDA

Public Hearing Date **April 17, 2023**

9:00 AM INFORMAL STAFF BRIEFING OF PUBLIC HEARING AGENDA ITEMS.

10:00 AM FORMAL REVIEW OF PUBLIC HEARING AGENDA ITEMS.

NEW BUSINESS - WETLANDS

1. 2023-WTRA-00041

City of Virginia Beach Public Works Operations

[Applicant]

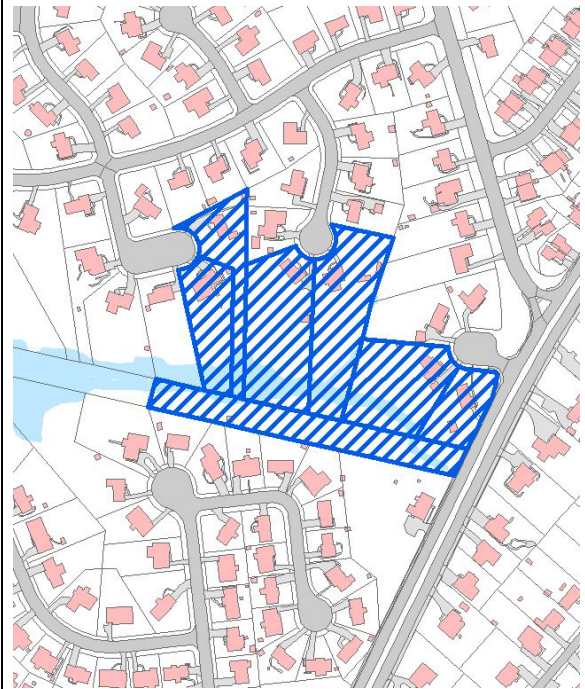
604 Downing Crescent, 608 Downing Crescent, 600 Runnymede Court, 601 Runnymede Court, 681 Oxford Circle, 685 Oxford Circle

GPINs 1487-79-0987, 1488-70-1122, 1487-79-3996, 1487-79-2933, 1487-79-6790, 1487-79-5726, 1488-50-7020

City Council District: District 8, formerly Lynnhaven

Waterway – Oxford Dr. Canal to Buchanan Creek Subdivision – Kings Grant

Request: To maintenance dredge involving wetlands.



2. 2023-WTRA-00050

Daniel A. & Crystal Maxwell

[Applicants & Owners]

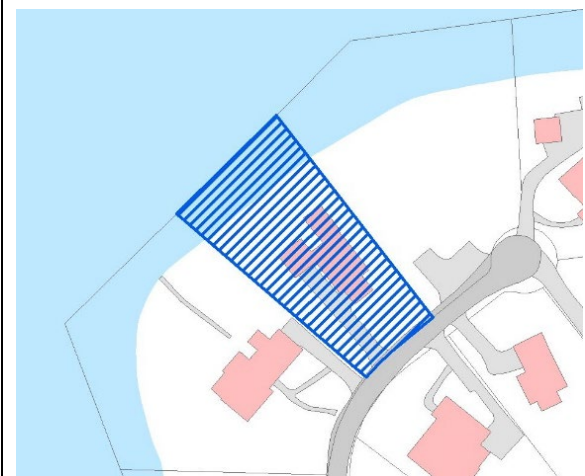
680 Thalia Point Road

GPIN 1488-01-4433

City Council District: District 8, formerly Lynnhaven

Waterway – Western Branch Lynnhaven River Subdivision – Thalia Waterfront

Request: To construct a rip rap revetment and return walls involving wetlands.



NEW BUSINESS – WETLANDS (CONTINUED)

3. 2023-WTRA-00058

David A. Schrenk

[Applicant & Owner]

2709 Canal Road

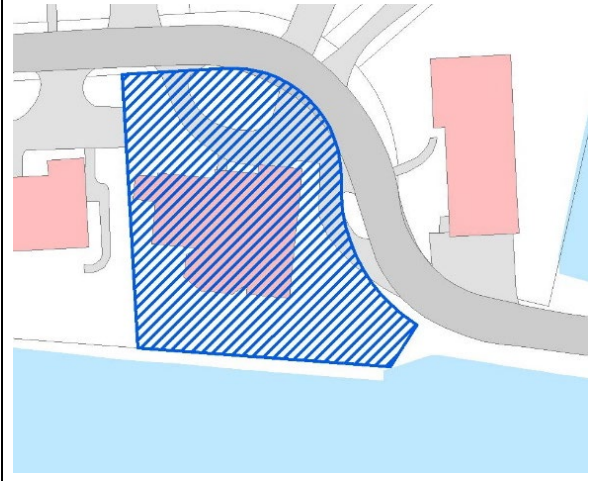
GPIN 1499-57-7374

City Council District: District 8, formerly Lynnhaven

Waterway – Broad Bay

Subdivision – Broad Bay Colony

Request: To construct a bulkhead and return wall involving wetlands.



Please be advised that copies of the proposed plans, ordinances, amendments and/or resolutions associated with this public hearing are also on file and may be examined by appointment at the Department of Planning & Community Development located at 2875 Sabre St, Suite 500, Virginia Beach, VA 23452 or online at www.vbgov.com/wetlands. For information call (757) 385-4621.

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Agent

Rebecca Francese
Waterways Survey and Engineering, LTD

Location

604 and 608 Downing Crescent, 600 and 601
Runnymede Court, 681 and 685 Oxford Circle

GPIN

1487-79-0987, 1488-70-1122, 1487-79-3996,
1487-79-2933, 1487-79-6790, 1487-79-5726,
1488-50-7020

Staff Planner

Heaven Manning

Proposal

To maintenance dredge involving wetlands

Staff Recommendation

Approval as Submitted

Waterway

Oxford Drive Canal to Buchanan Creek

Subdivision

Kings Grant

Impacts

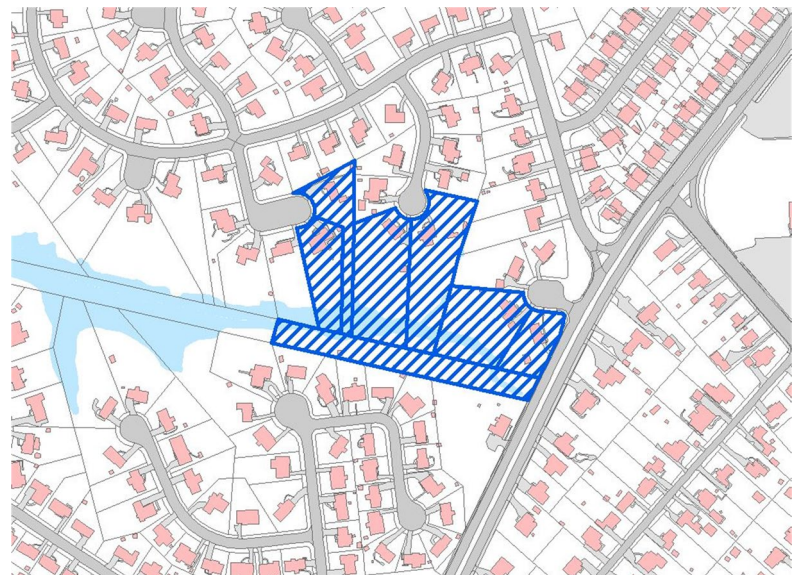
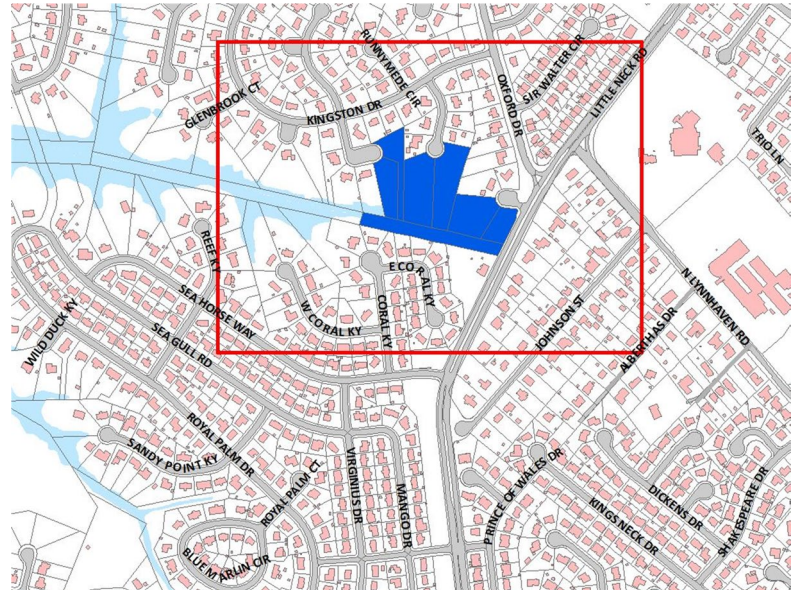
Vegetated: 80 square feet

Non-Vegetated: 13,485 square feet

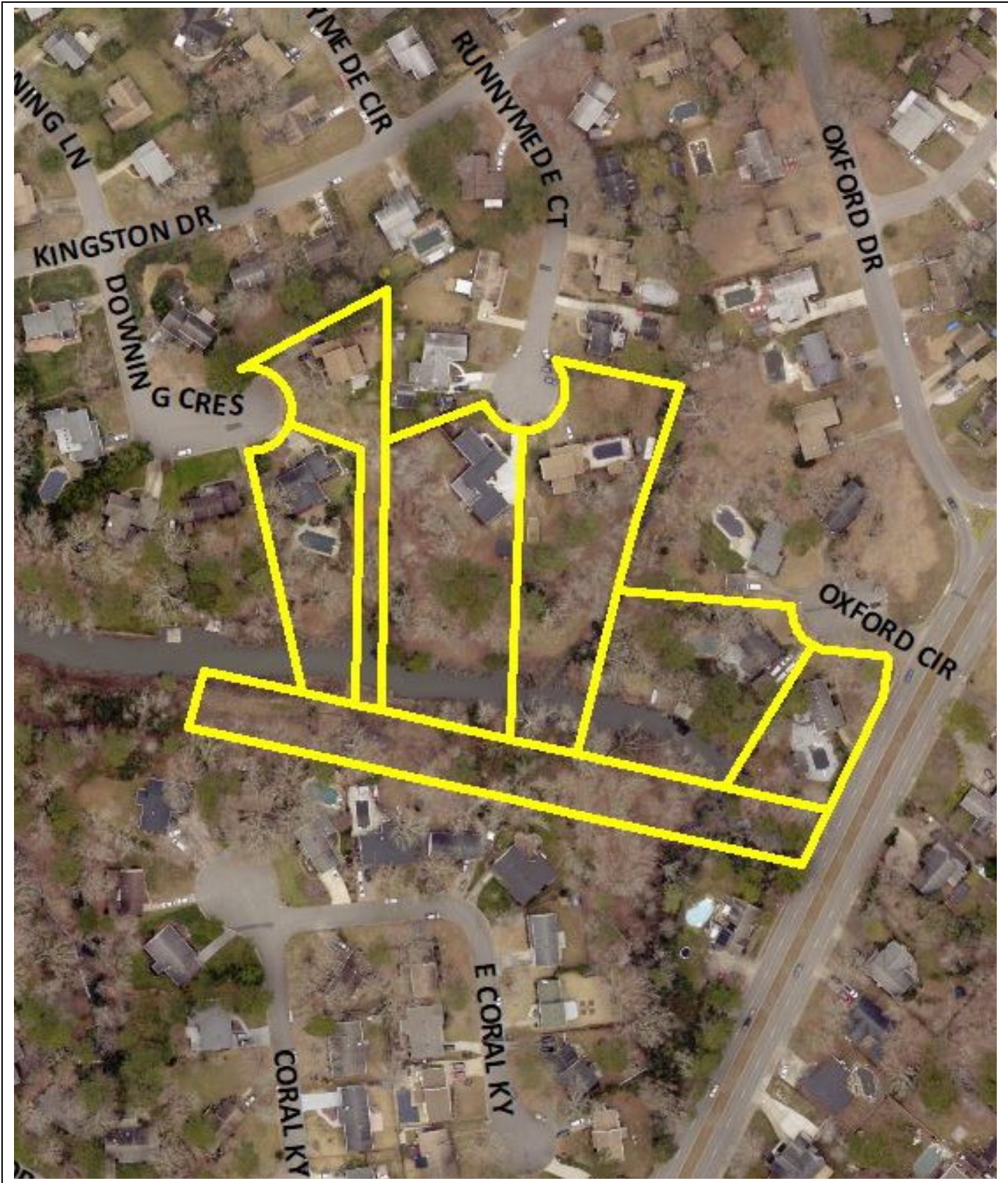
Subaqueous: 1,960 square feet

Proposed Mitigation and/or Compensation

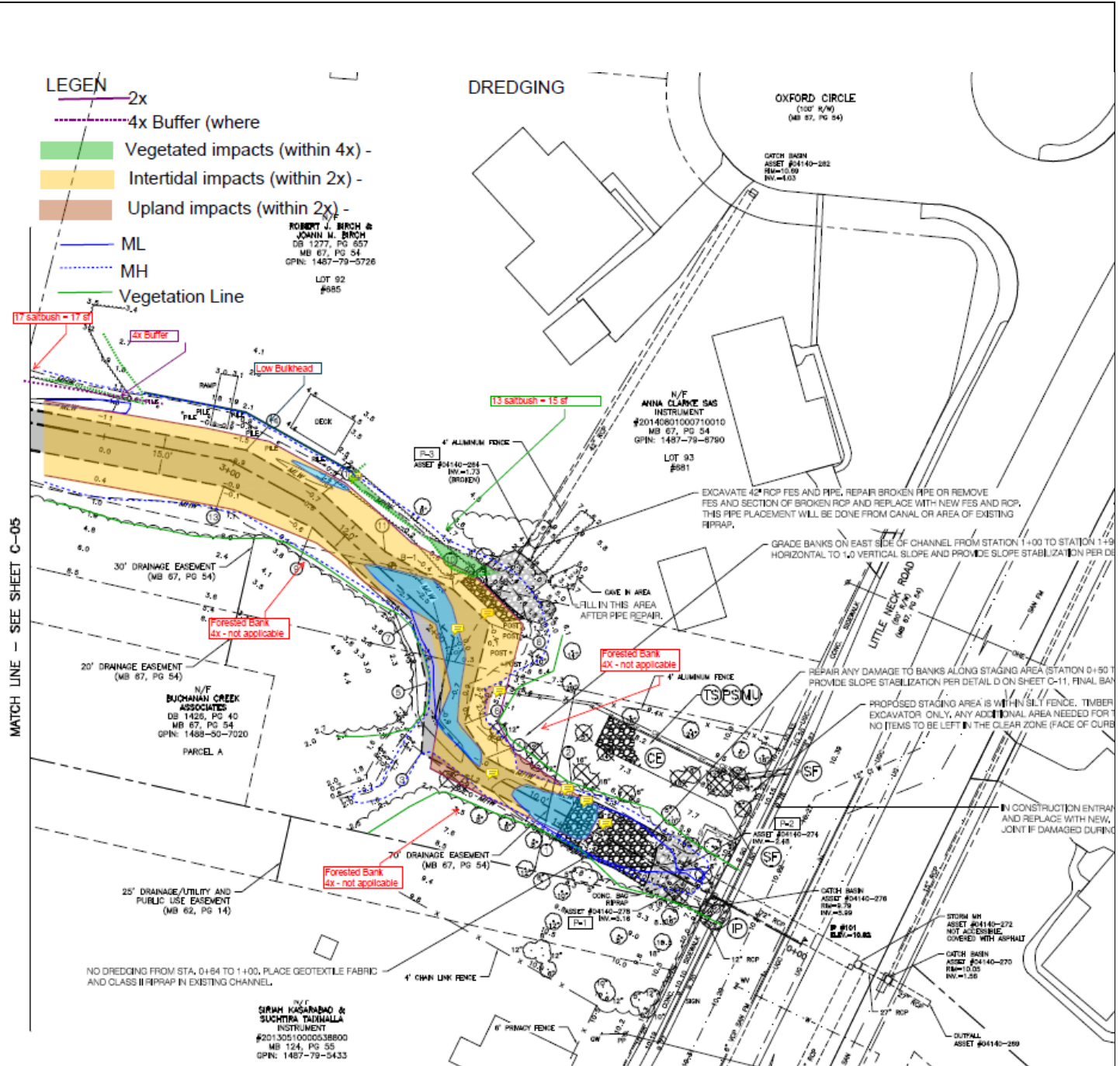
Payment of an in-lieu fee



Site Aerial Map



Proposed Dredging, Sheet C-04

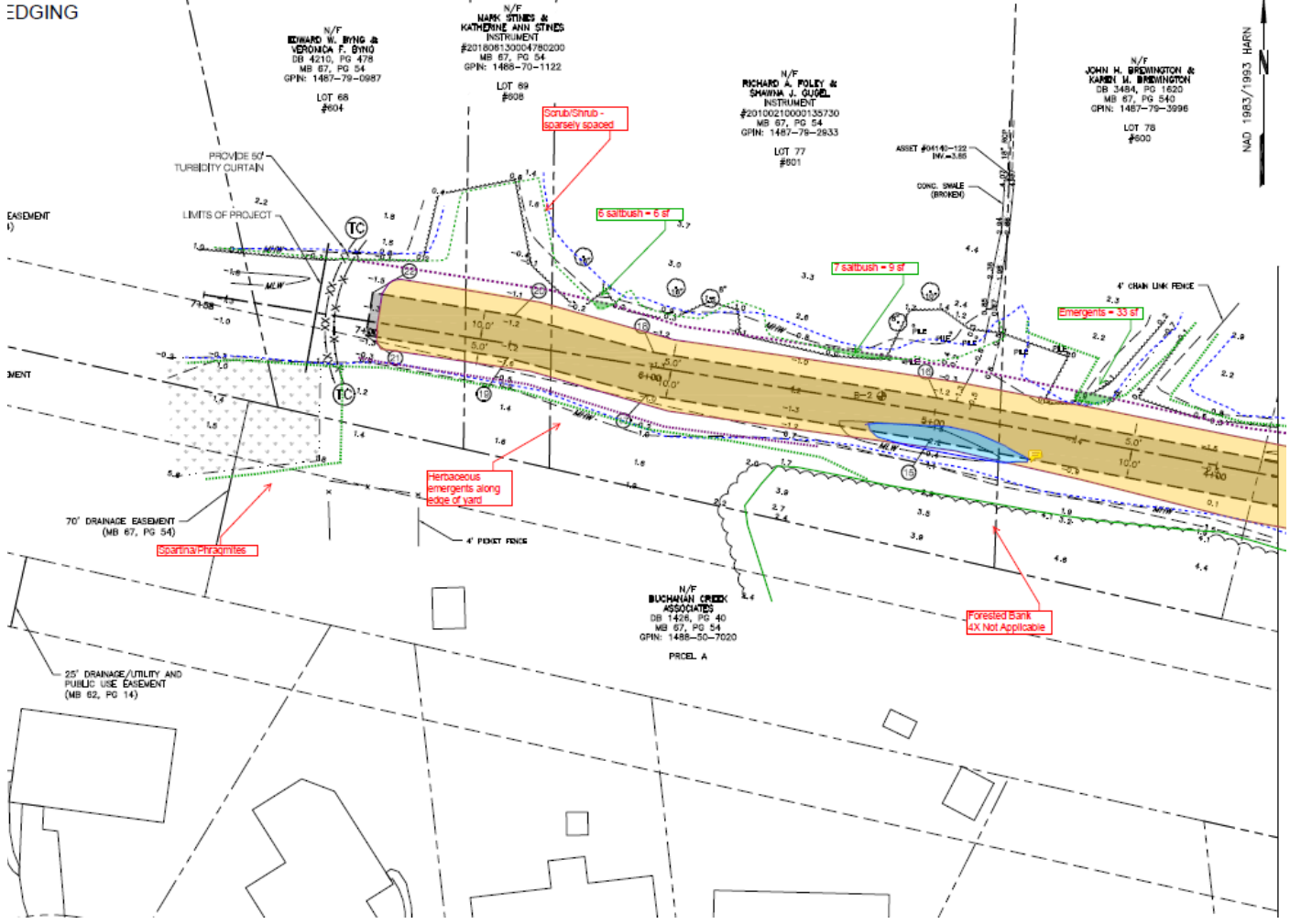


DREDGING

	EASEMENT	PRIVATE	TOTAL
SB (sf)	1,020	390	1,410
NV (sf)	1,825	11,370	13,195
VG (sf)	0	80	80

Proposed Dredging, Sheet C-05

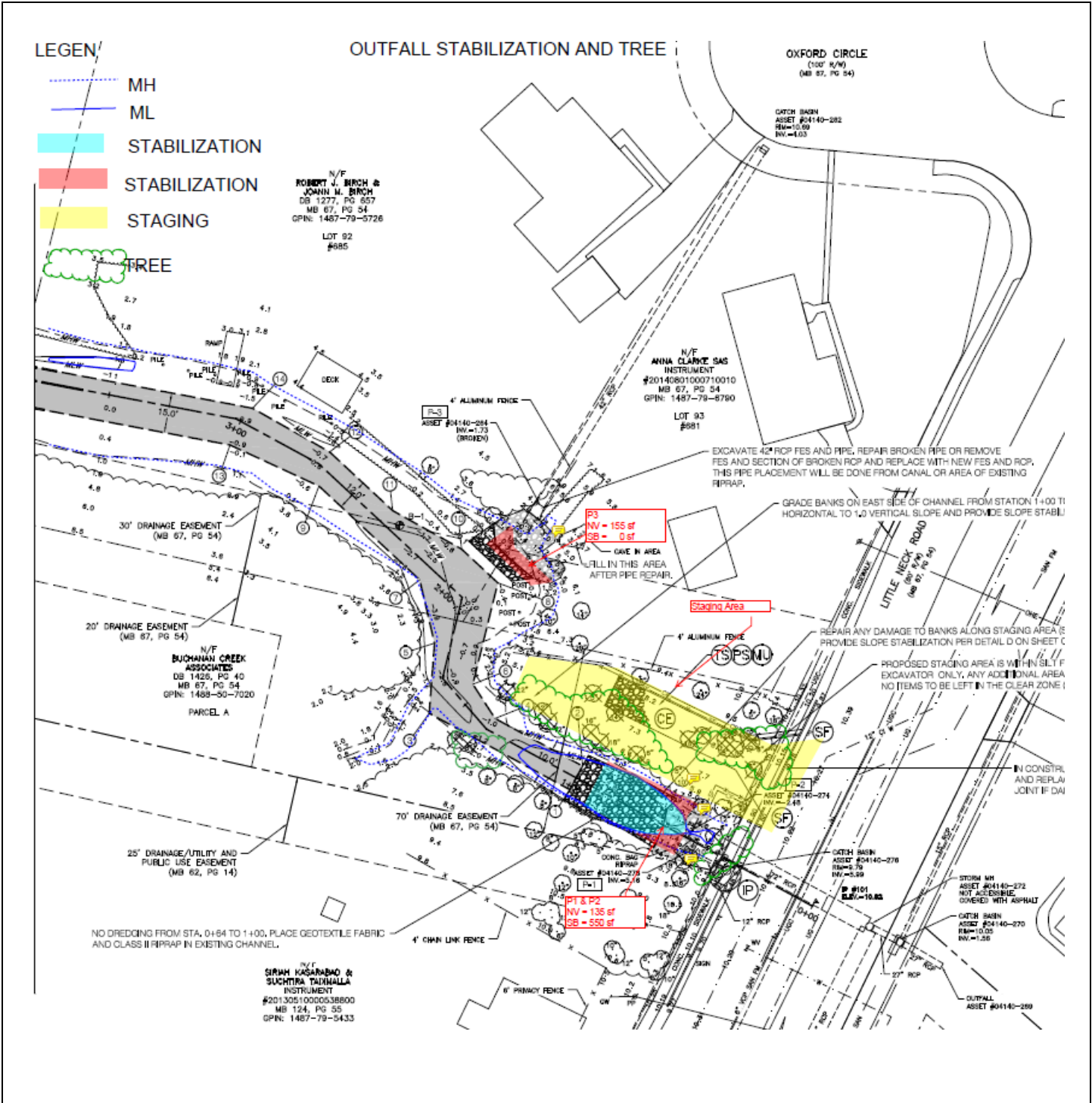
EDGING



DREDGING

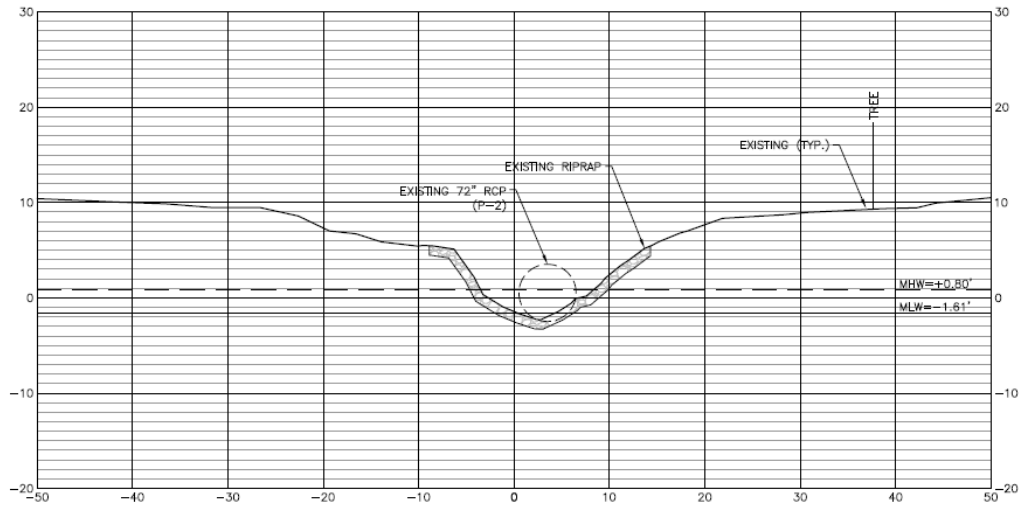
	EASEMENT	PRIVATE	TOTAL
SB (sf)	1,020	390	1,410
NV (sf)	1,825	11,370	13,195
VG (sf)	0	80	80

Proposed Outfall Stabilization, Sheet C-04A

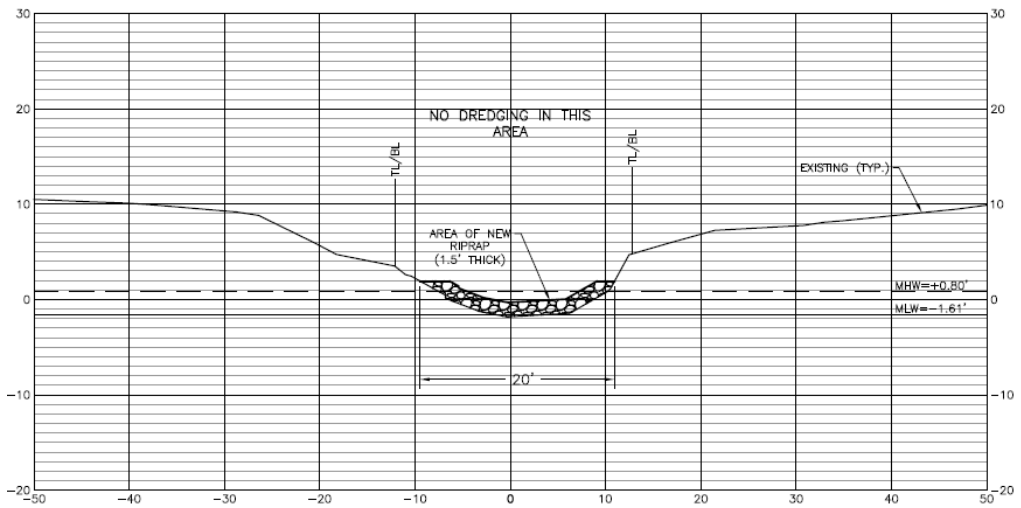


OUTFALL STABILIZATION			
	EASEMENT	PRIVATE	TOTAL
SB (sf)	550	0	550
NV (sf)	245	45	290
VG (sf)	0	0	0

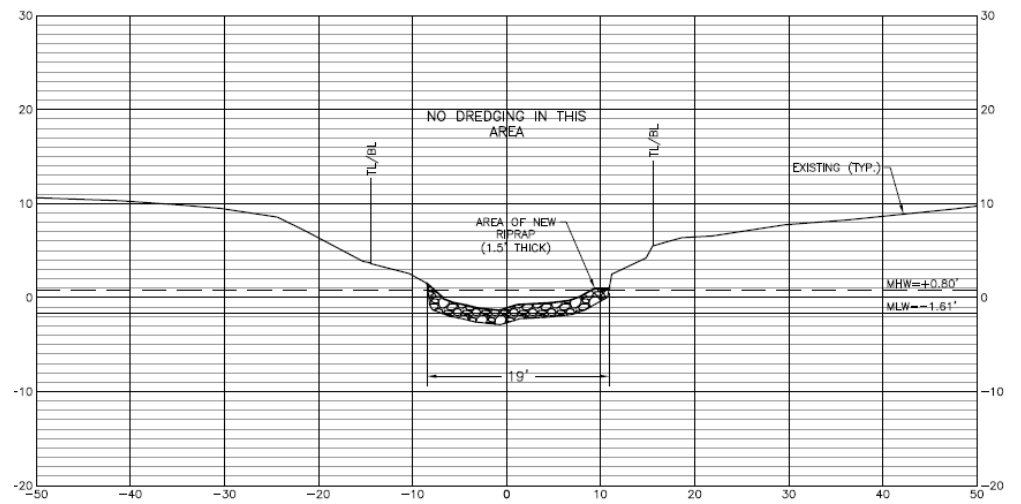
Proposed Dredging Sections, Sheet C-06



0+53

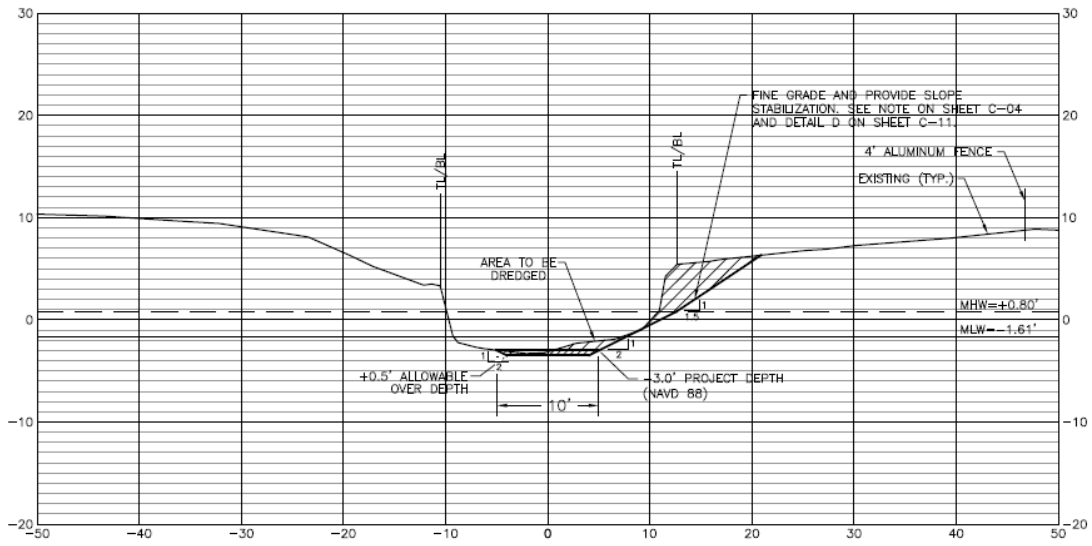


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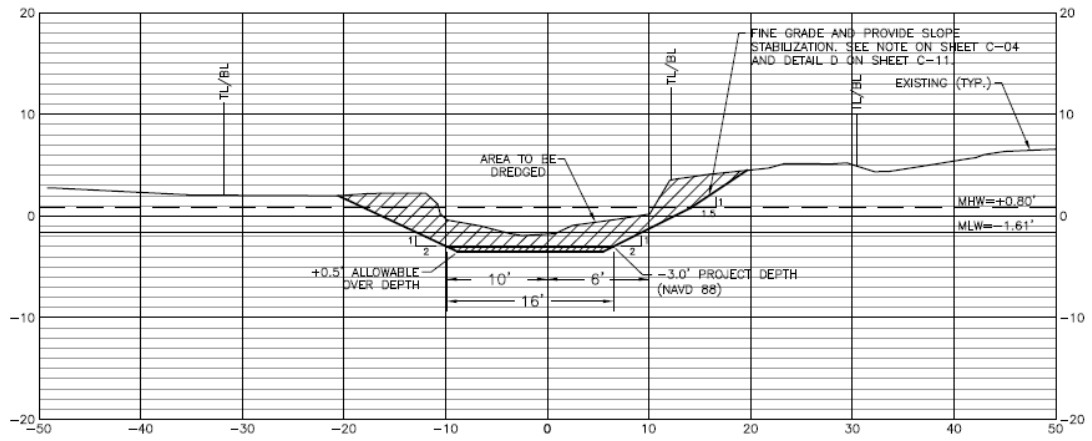


0+75

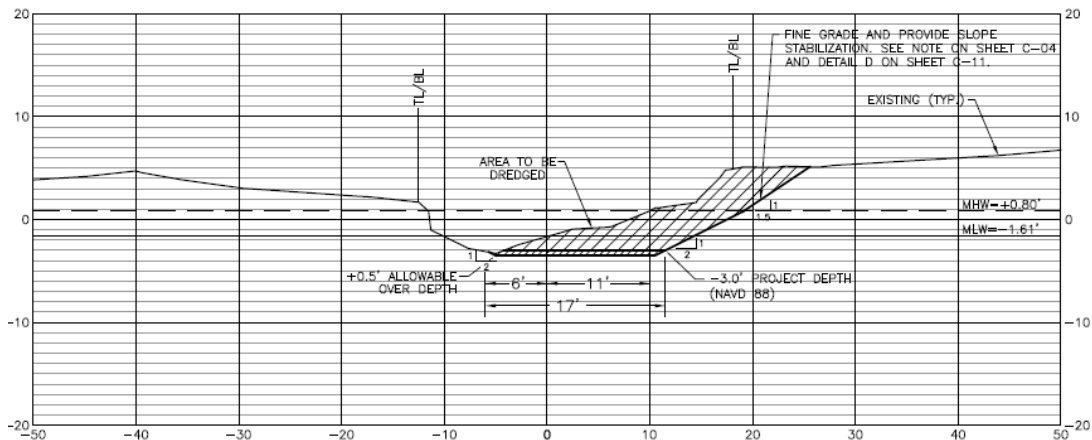
Proposed Dredging Sections, Sheet C-06



1+00

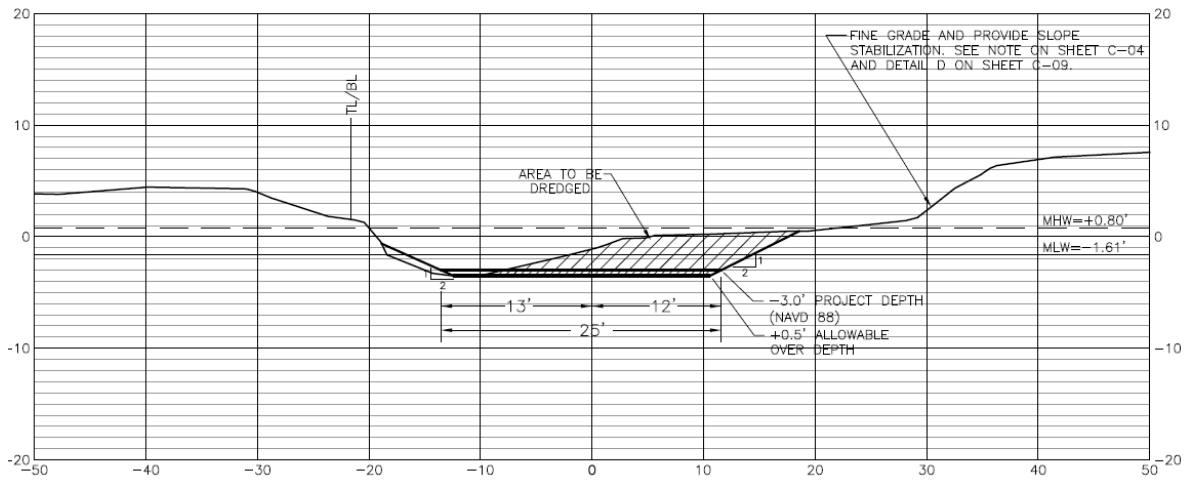


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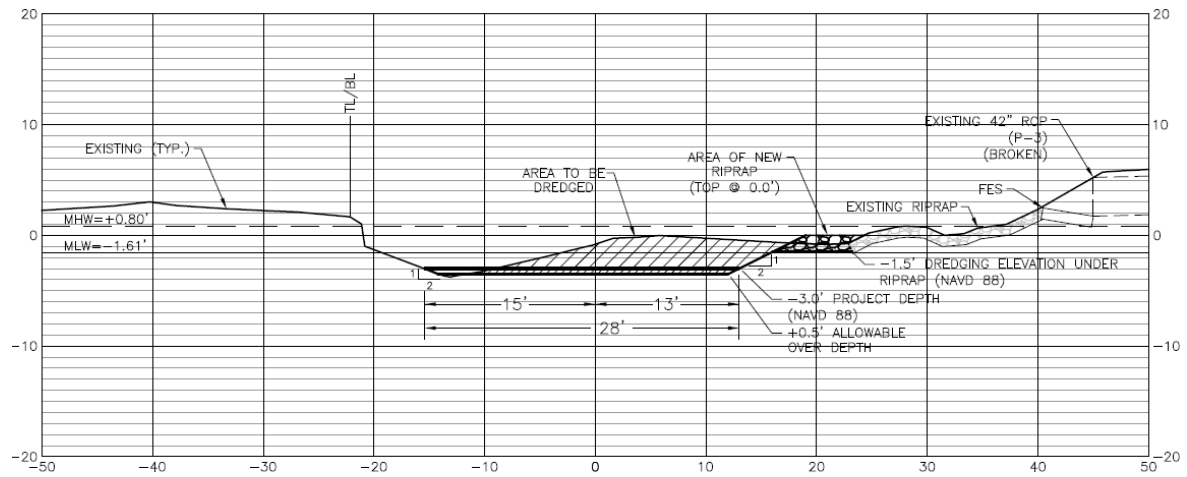


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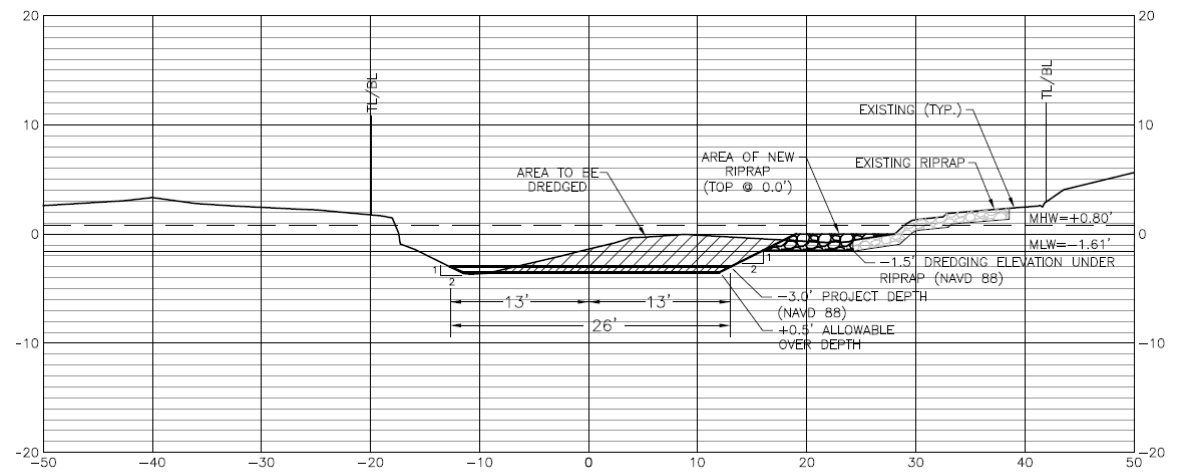
Proposed Dredging Sections, Sheet C-07



1+90

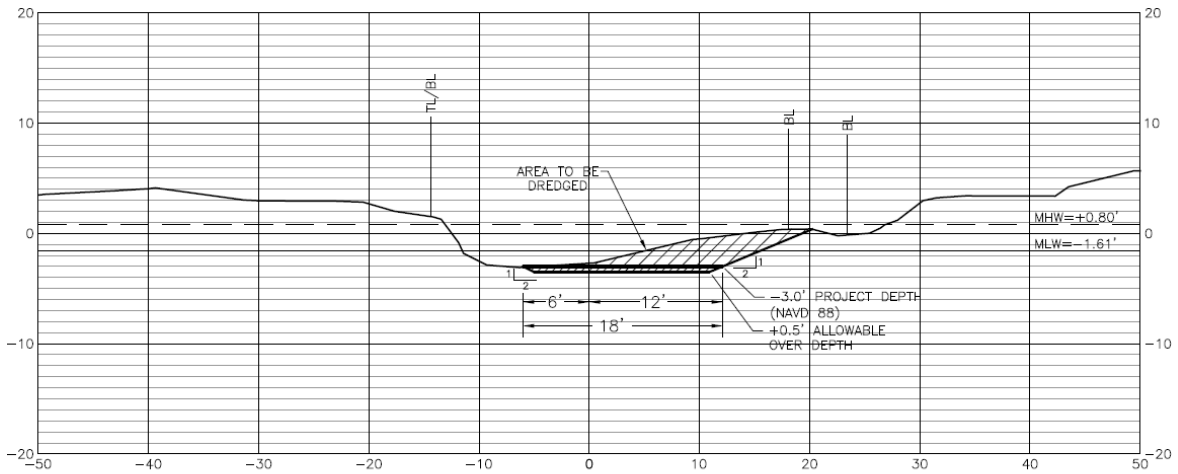


1+96

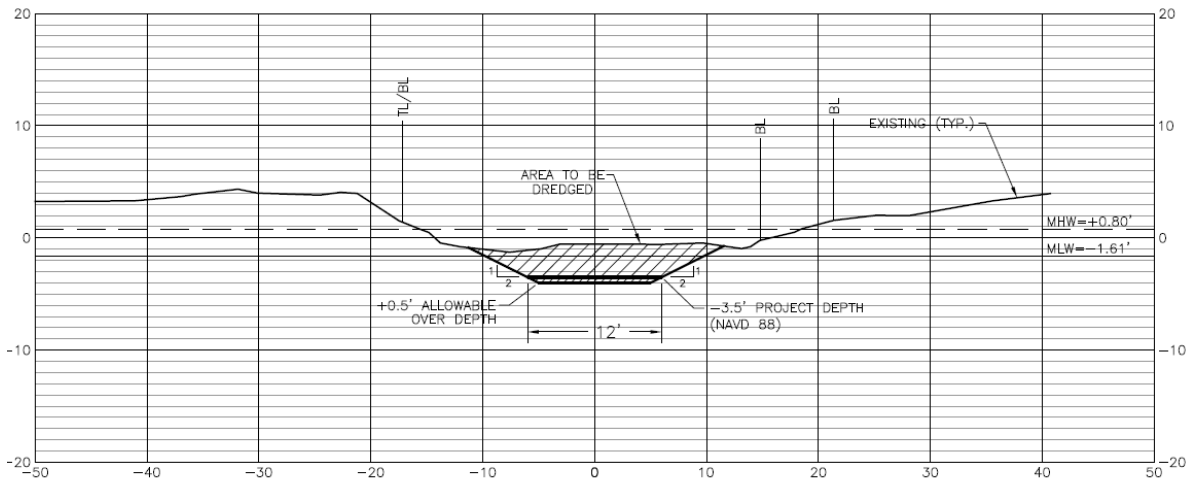


2+00

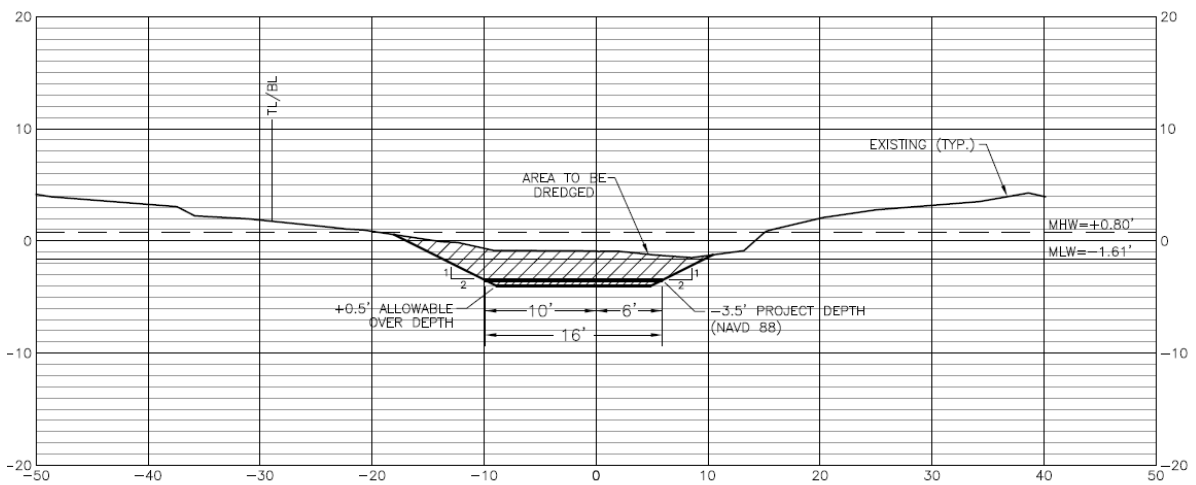
Proposed Dredging Sections, Sheet C-07



2+10

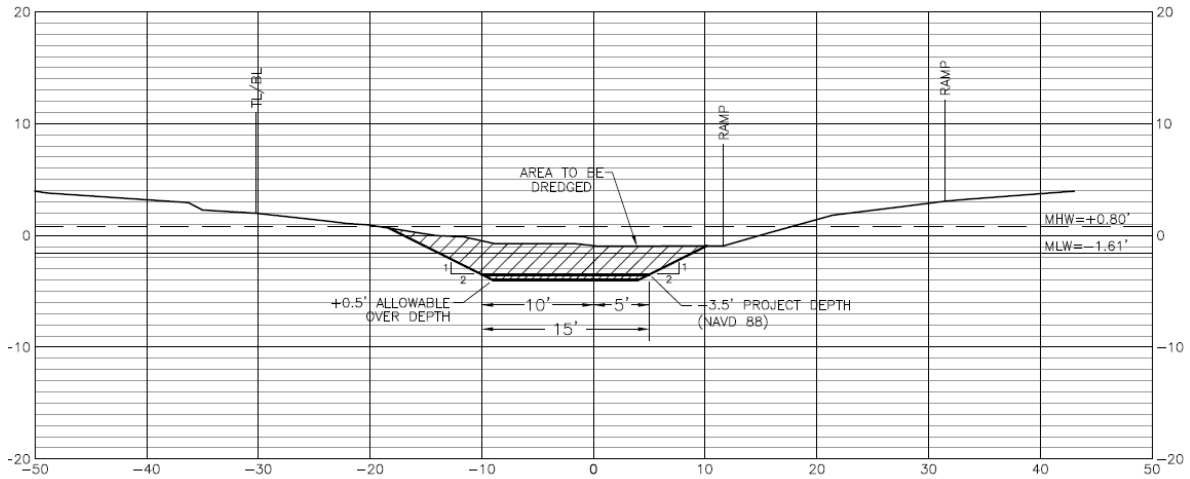


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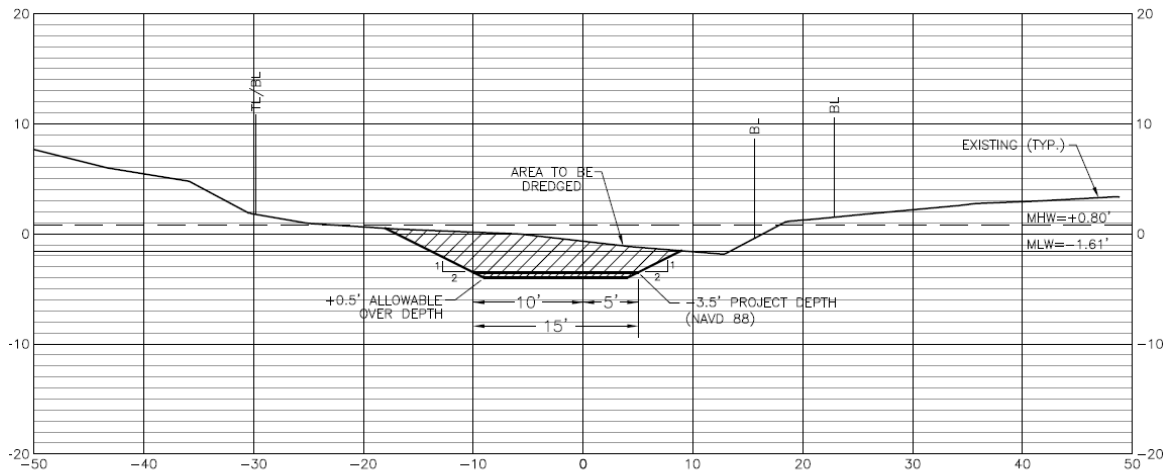


3+00

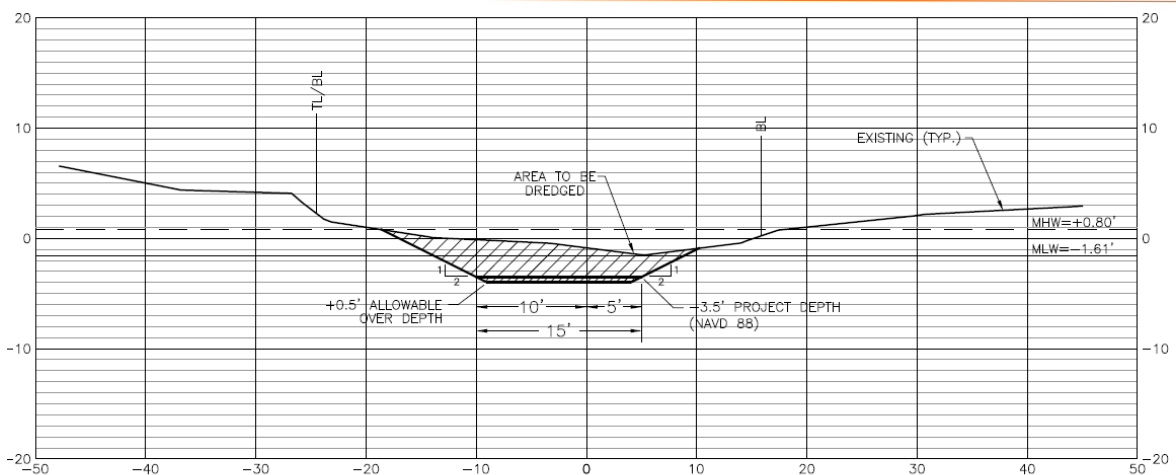
Proposed Dredging Sections, Sheet C-08



3+09

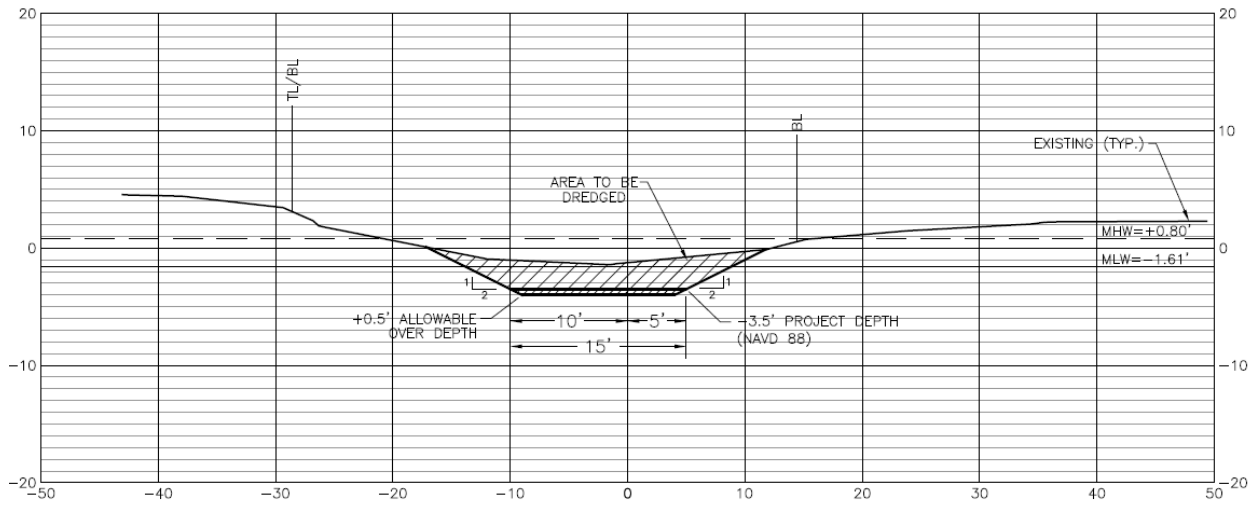


3+50

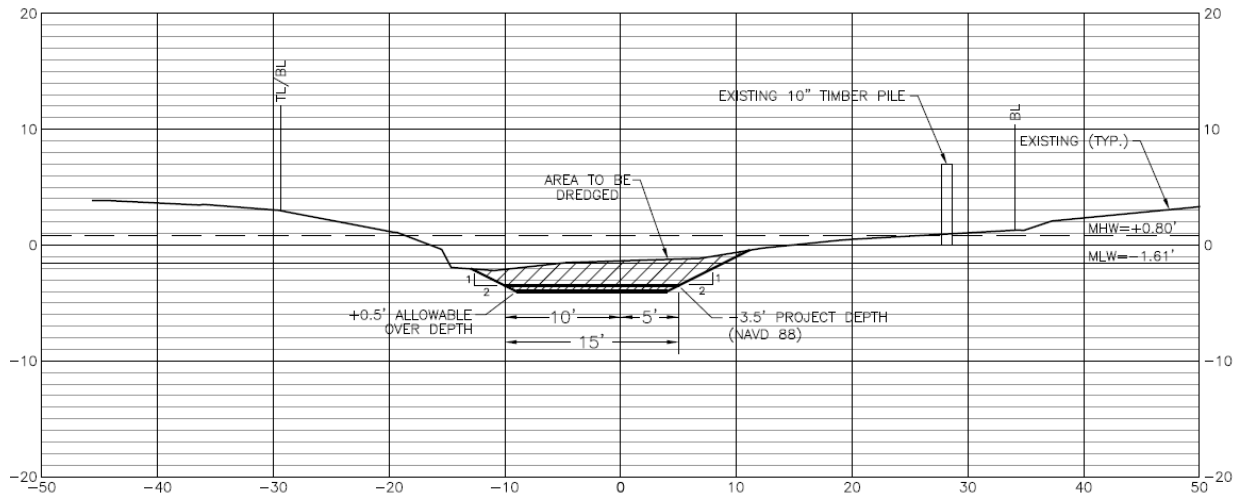


4+00

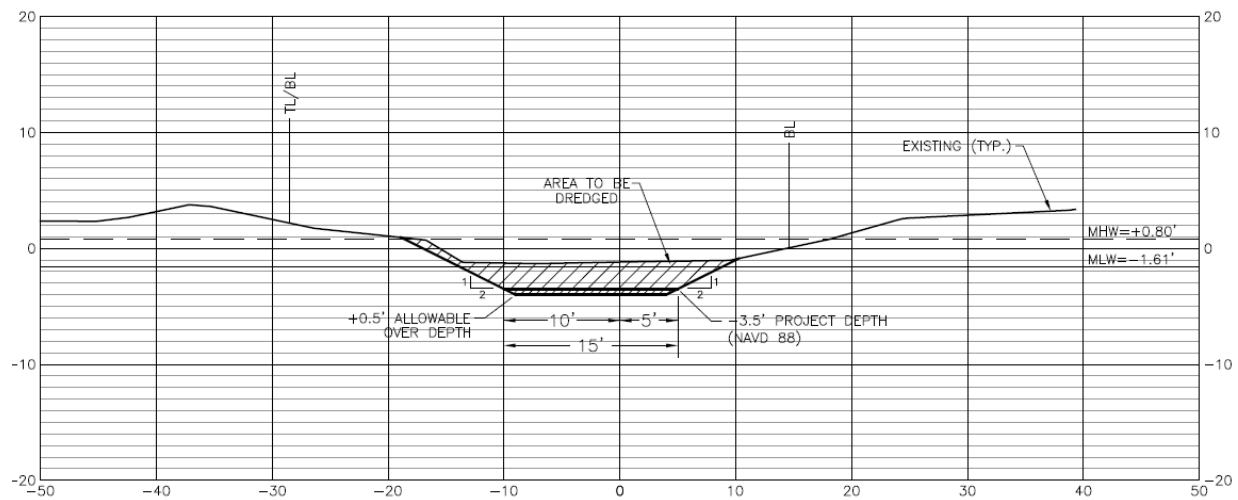
Proposed Dredging Sections, Sheet C-08



4+50

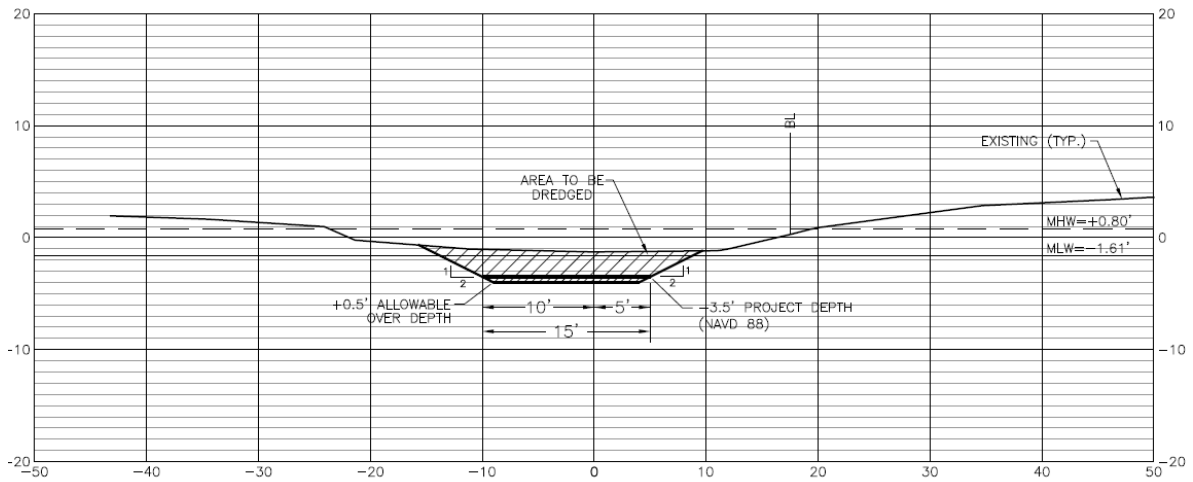


5+00

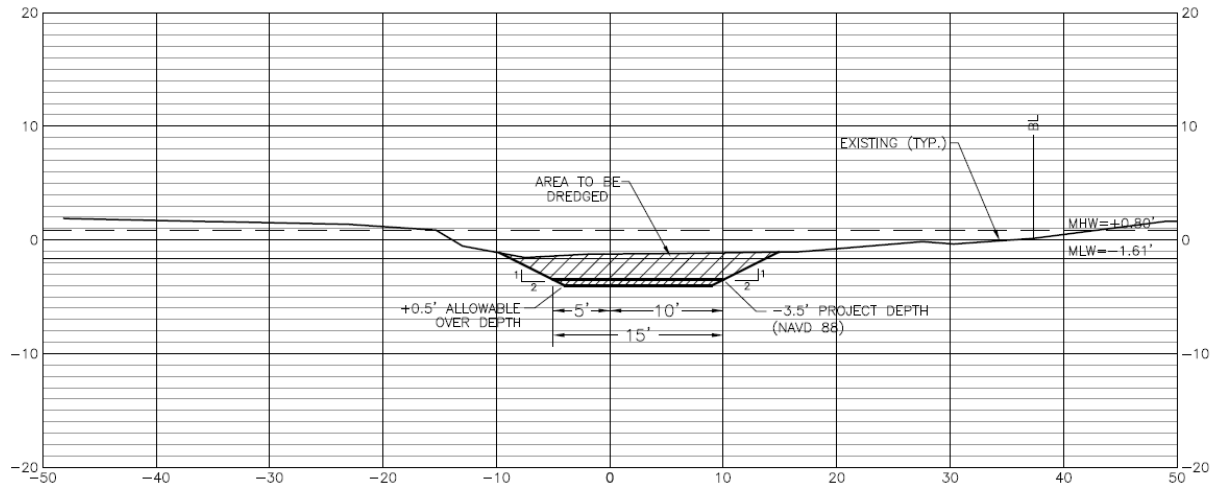


5+50

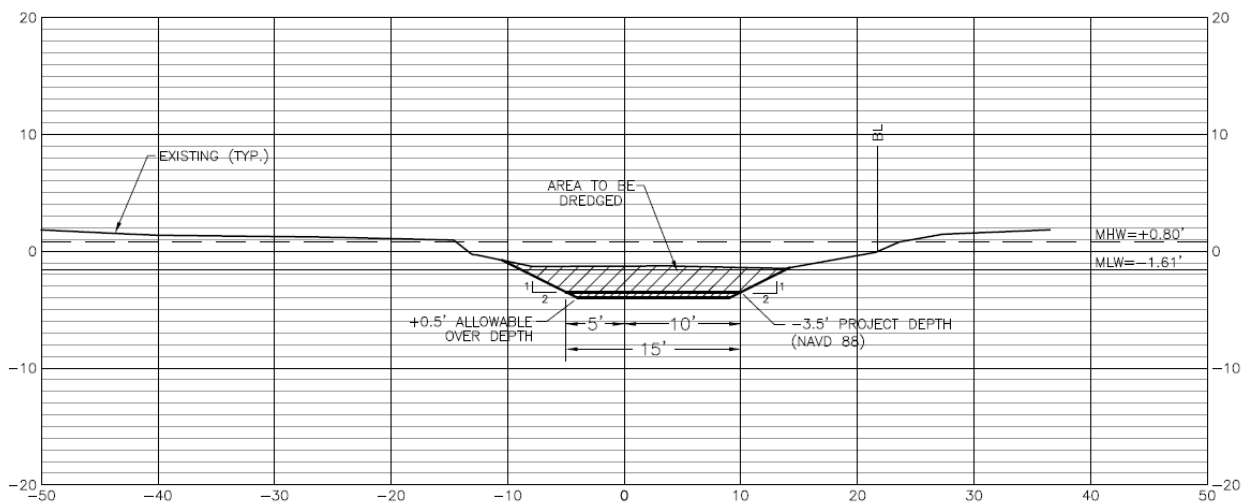
Proposed Dredging Sections, Sheet C-09



6+00



6+50



7+00

Site Photos



Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

The project is located within the Chesapeake Bay Watershed.

There are no recent Chesapeake Bay Preservation Area (CBPA) Board variances or Wetlands permits found for this project or associated properties.

Summary of Proposal

Oxford Drive Canal is located at the upstream end of Buchanan Creek in the Kings Grant subdivision. Oxford Drive Canal is bound by Little Neck Road to the south, Oxford Circle and Runnymede Court to the northeast and East Coral Key to the west. The purpose of this project is to perform necessary maintenance dredging within the established man-made channel to alleviate flooding of private property, existing infrastructure, and the public road system for the area. The City's Department of Public Works proposes to mechanically dredge 650 linear feet of the canal in front of the large outfalls along Little Neck Road to reduce flooding. Width of the dredged channel ranges from 12 feet to 27 feet. Dredge depths within the established channel range from -3 feet (NAVD 88) to -4 feet (NAVD 88). The proposed dredging will impact approximately 13,195 square feet of non-vegetated wetlands and 80 square feet of vegetated wetlands limited to the 4x buffer. Dredged material will be transferred from a barge to watertight dump trucks and hauled to the Whitehurst Dredged Material Management Area (DMMA) for disposal. To improve the stormwater utility, the ends of three outfalls at the eastern end of the project will be stabilized with Class I rip rap. The rip rap will impact approximately 290 square feet of non-vegetated wetlands.

The applicant's agent provides that initial investigations have suggested that removing the organic debris and sediment from the drainage system would improve flow and storage capacity. The applicant's agent provides that excavation within the established channel will only remove sedimentation and organic material and will not change the footprint of the existing drainage channel.

Evaluation & Staff Recommendations

The land adjacent to the limits of the maintenance project is within a natural floodplain area and generally experiences substantial flooding during rain events. Drainage issues created by blocked channels reduce the capacity of this stormwater system to effectively operate as a drainage utility. Based on the purpose of this project, the applicant's agent has addressed avoidance and minimizing wetland impacts to the greatest extent practicable given the environmental conditions of the watershed and existing topographic characteristics of this manmade channel. The dredging footprint was minimized to avoid all vegetated impacts within the 2x buffer with only fringe impacts to saltbush within the 4x buffer. The saltbush will be replanted upon project completion, as necessary. A portion of wetland impacts located along the southern edge and eastern end of the project area are within recorded drainage easements. This activity in wetlands for the use of this project as a governmental activity on lands owned or leased from the Commonwealth or the City is authorized as defined in the City's Wetlands Zoning Ordinance [City Code, Appendix A, Article 14, Sec 1402(i)]. Staff is of the opinion that the proposed project is necessary for stormwater maintenance purposes to improve flow and storage capacity of the drainage canal. Staff requests that the in-lieu fee be waived for this project, as it is a stormwater maintenance project being performed by the City of Virginia Beach.

Accordingly, the Department of Planning & Community Development Staff recommends the application be **approved as submitted**, as shown on the plans titled "Plans for Dredging Oxford Drive Canal" sealed March 14, 2023 and received by the VMRC on March 14, 2023.

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 days 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.

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Agent

Richard Calvert
 Calvert Marine

Location

680 Thalia Point Road

GPIN

1488-01-4433

Staff Planner

Heaven Manning

Proposal

To construct a rip rap revetment and return walls involving wetlands

Staff Recommendation

Approval as Modified

Waterway

Western Branch Lynnhaven River

Subdivision

Thalia Waterfront

Impacts

Non-Vegetated: 193 square feet

Subaqueous: 495 square feet

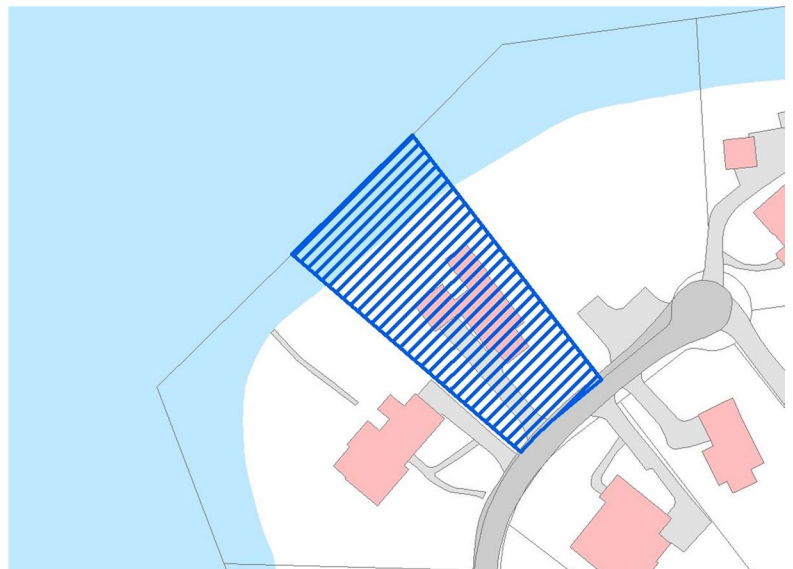
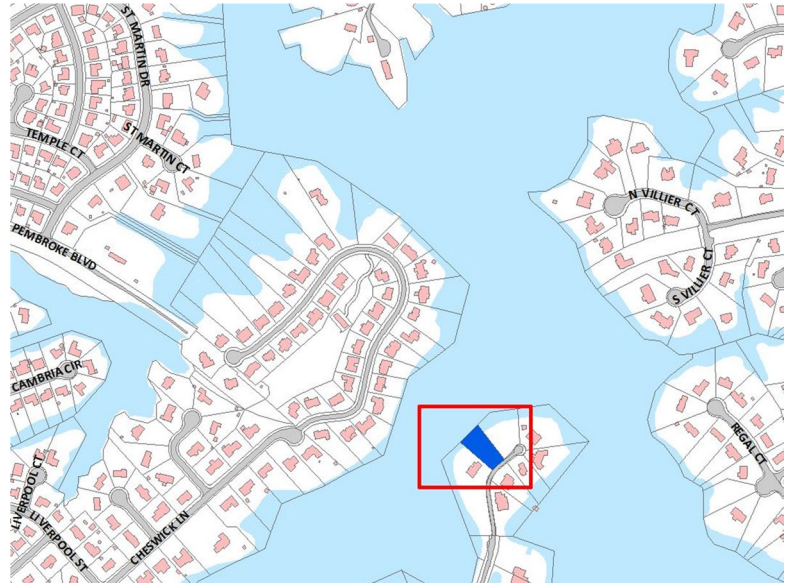
Overall length of proposed structure: 115.3

linear feet of rip rap, 6 linear feet return wall,
 28 linear feet return wall

Volume of Backfill: 6 cubic yards

Proposed Mitigation and/or Compensation

On-site



Site Aerial Map



Existing Conditions

LYNNHAVEN RIVER

MLW to MLW ACROSS
THE CANAL IS 310' +/-

CITY OF VIRGINIA BEACH CHANNEL (60 FT)
EXISTING EZ DOCK, 5' x 10'
TO REMAIN

EDGE OF CHANNEL

EXISTING FLOATING DOCK
TO REMAIN
8' x 16' & 10' x 20'

Bulkhead & Pier Line (MB45, PG 2)

EXISTING LIFTS
TO REMAIN

25' Channel Offset

EXISTING BULKHEAD
TO BE REMOVED AS
REQUIRED

MHW @ WALL

MLW

MLW

EXISTING PIER
TO REMAIN

4.3' HT. OF B.H.
ABOVE
GRADE / MUD

EXISTING OH
ELEC. LINES



N 43°36'00" W

218.0'

680

S 31°57'00" E 244.47'

R=144.0'
L=29.28'

S 58°03'00" W
48.63'

THALIA POINT ROAD

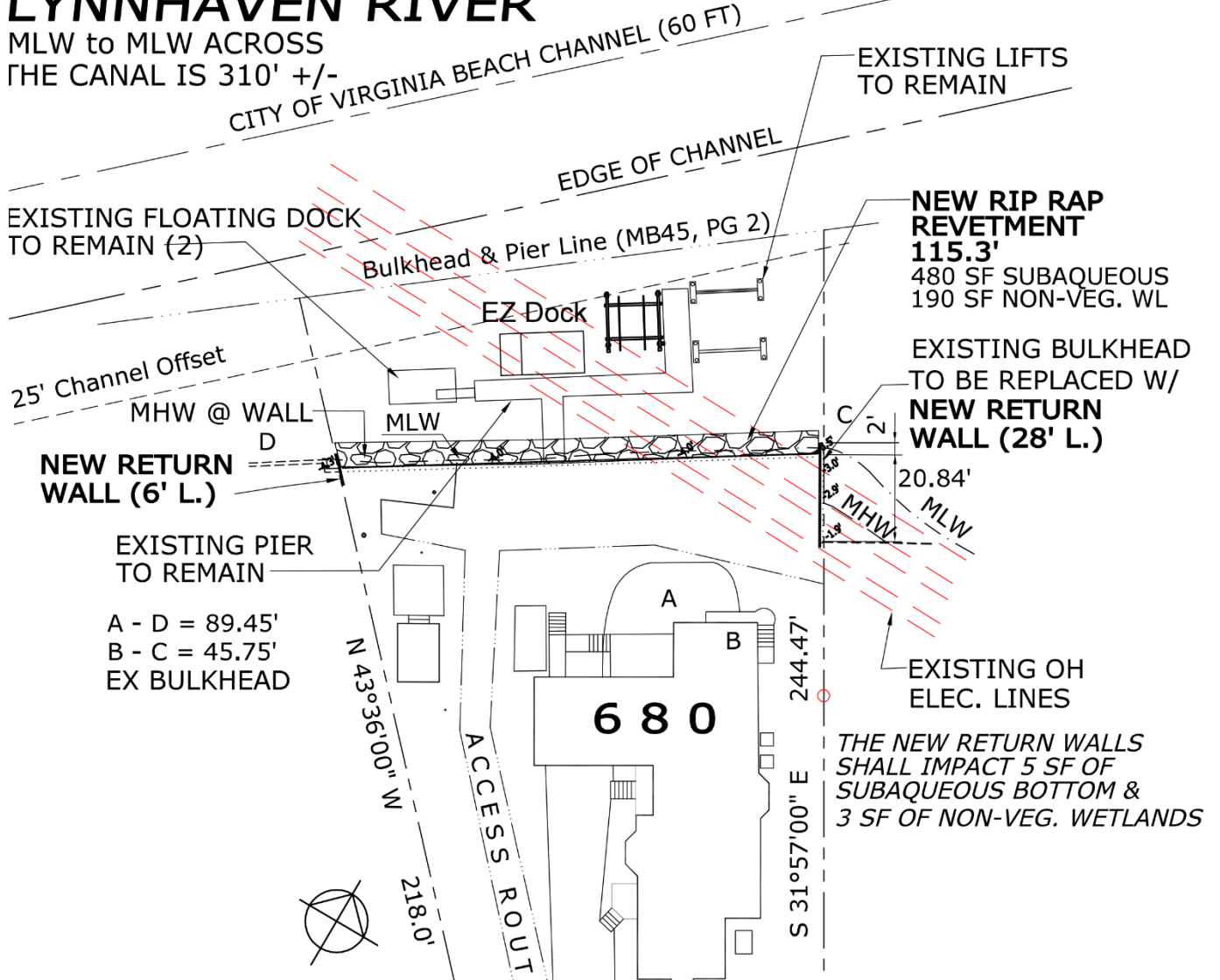
SCALE: 1" = 30'-0" * DATUM: MLW = 0.00' MHW = +1.9'

REV:03/23/2023

Proposed Improvements

LYNNHAVEN RIVER

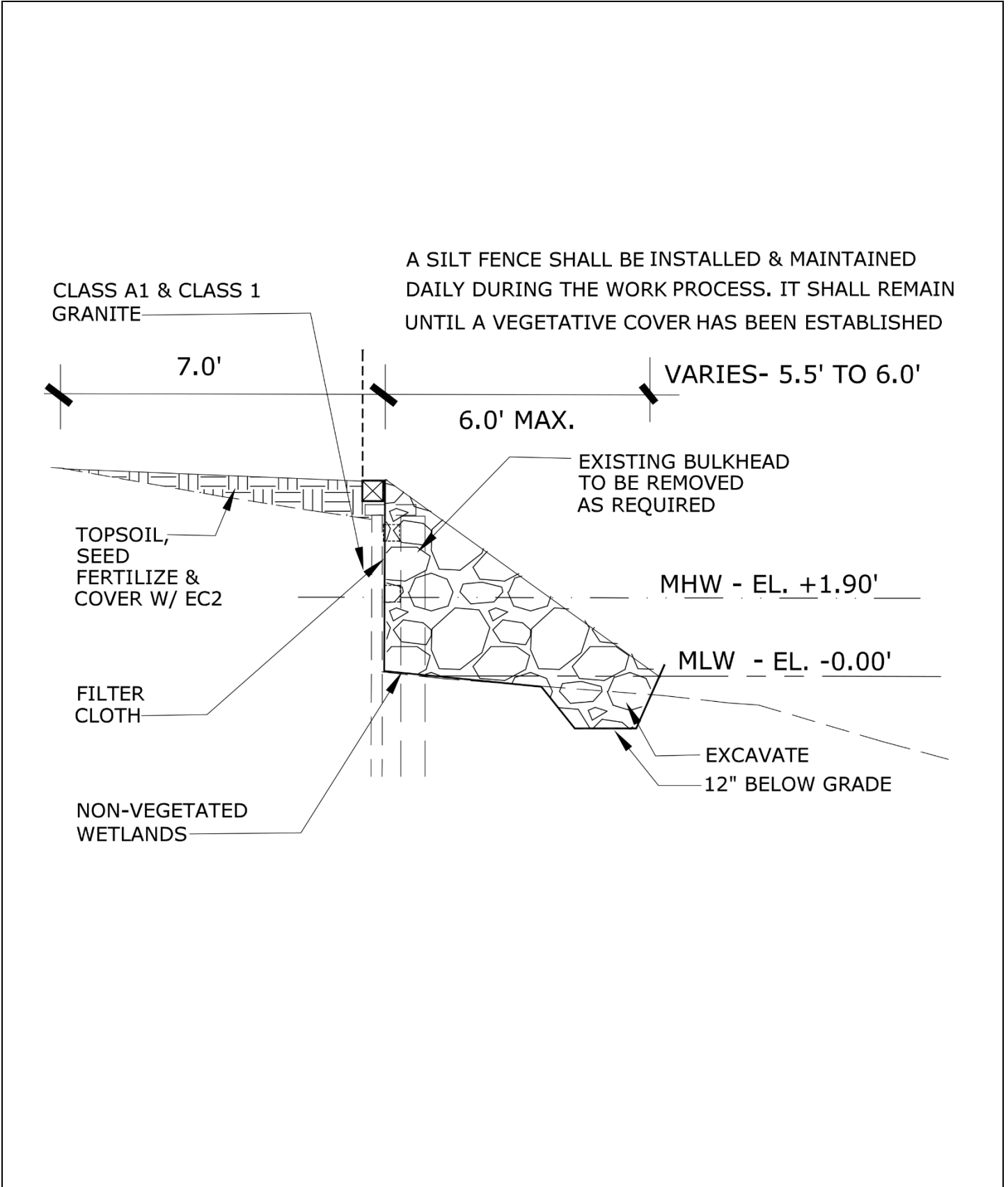
MLW to MLW ACROSS
THE CANAL IS 310' +/-



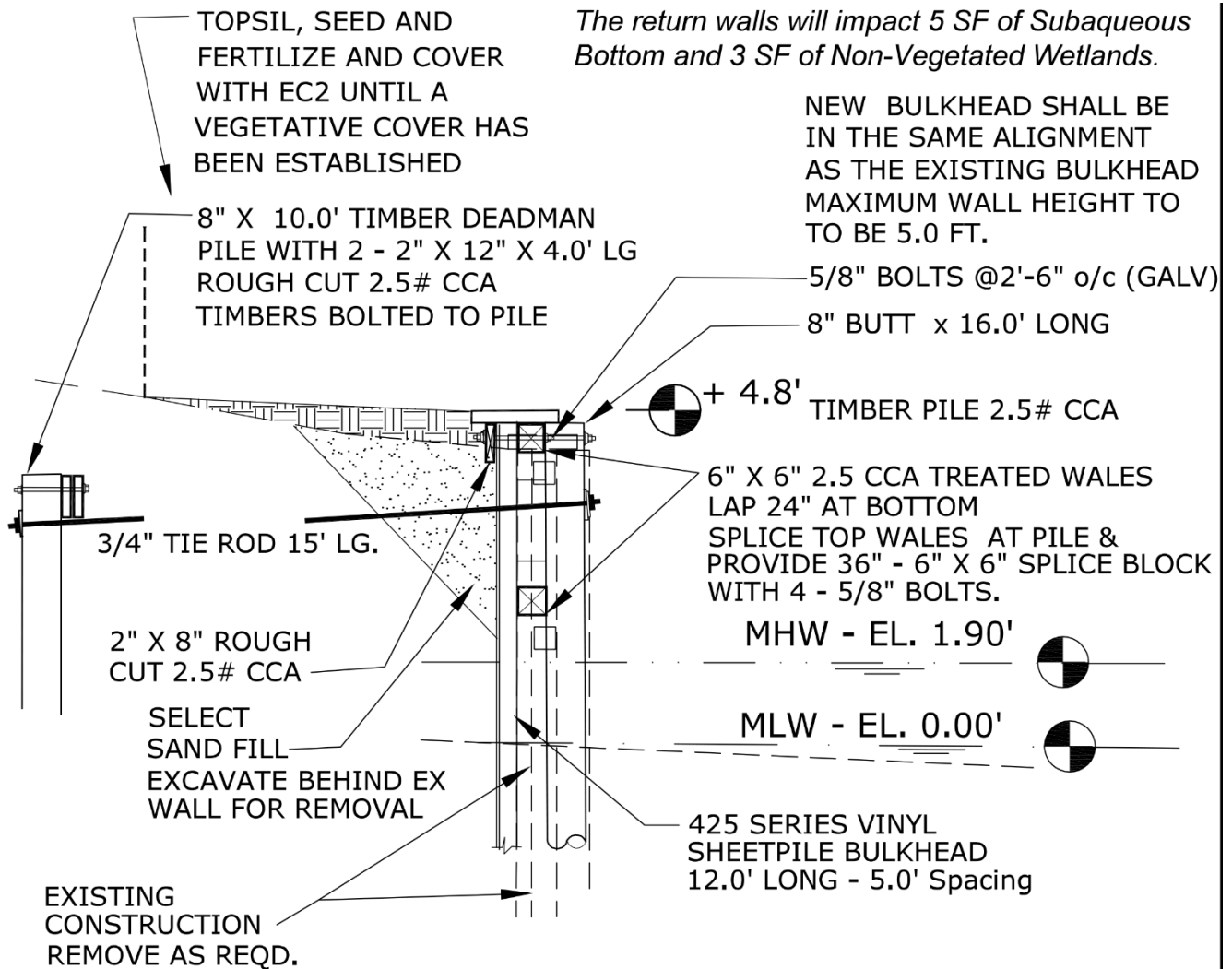
SCALE: 1" = 40'-0"  DATUM: MLW = 0.00' MHW = +1.9'

REV:03/23/2023

Cross Section – Proposed Rip Rap Revetment



Cross Section – Proposed Return Wall



Site Photos



Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. There are no known recent Chesapeake Bay Preservation Area (CBPA) Board variances for this property.

There are no known recent Wetlands Board actions, or waterfront permits found for this property.

Summary of Proposal

The applicant is proposing to construct 115 linear feet of rip rap revetment and two return walls. The return wall on the western side of the rip rap will be 6 linear feet long, and the return wall along the eastern end of the rip rap will be 28 linear feet long. The eastern return wall is in the same alignment of the existing bulkhead. The rip rap will consist of Class 1 and A1 granite.

The existing bulkhead is failing, showing signs of deterioration along the seaward face of the structure and areas of upland erosion are present. The existing bulkhead will be removed for installation of the rip rap. The primary purpose of the rip rap revetment is to reduce shoreline erosion while maintain boating access to the waterway. The proposed project will impact 193 square feet of non-vegetated wetlands. The applicant is proposing to mitigate on-site with 193 square feet of non-vegetated wetlands that will be converted to non-vegetated rock habitat.

The applicant's agent indicated that a living shoreline was not feasible for this site due to the significant fetch, boat wake from the adjacent channel, and proximity of the residential structure and deck to the bulkhead. In addition, large trees on the western side of the property would shade wetlands plantings.

Evaluation & Staff Recommendations

Staff concurs with the applicant that the proposed rip rap revetment is warranted for this property. The existing timber bulkhead is reaching the end of its construction lifespan and is showing signs of wear. Staff concurs with the applicant's agent that a living shoreline is not appropriate for this property due to the significant fetch from the north and the existing improvements on the lot. In addition, upland tree canopy on the western side of the property would prevent wetlands plantings from successfully establishing. Staff is of the opinion that the rip rap will achieve the desired shoreline stabilization with the least impact on the upland property. Staff agrees with the on-site compensation method for the 193 square feet of non-vegetated wetlands impacts conversion to non-vegetated rock habitat.

During the site visit, Staff observed oysters growing in and on the bulkhead proposed for removal. To address the retention of this resource, Staff provides the recommended condition, condition 1 below.

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

1. Any shellfish impacted by construction of the proposed improvements shall be removed from the structure(s), preserved in the water column, and returned/placed on the completed rip rap on site as applicable at a similar place in the water column.
2. Revised 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

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 days of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

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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.

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Agent

Robert Simon
Waterfront Consulting, Inc.

Location

2709 Canal Road

GPIN

1499-57-7374

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and return wall involving wetlands

Staff Recommendation

Approval as Modified

Waterway

Broad Bay

Subdivision

Broad Bay Colony

Impacts

Vegetated: 8 square feet

Non-Vegetated: 123 square feet

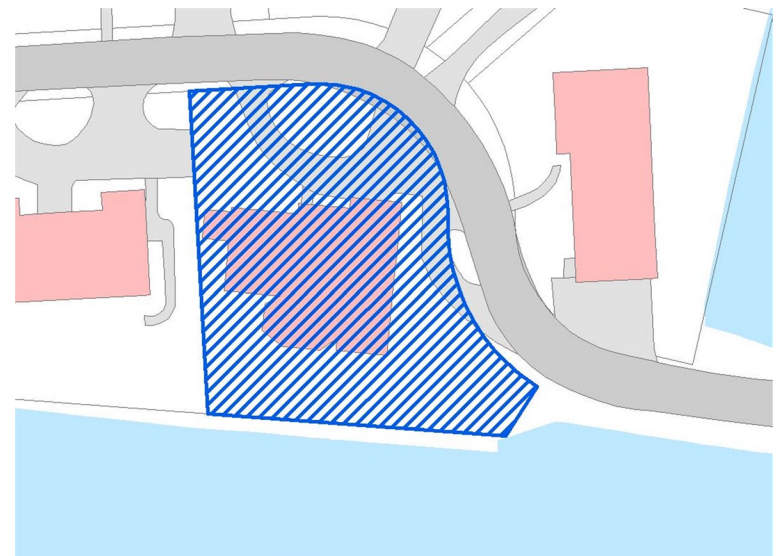
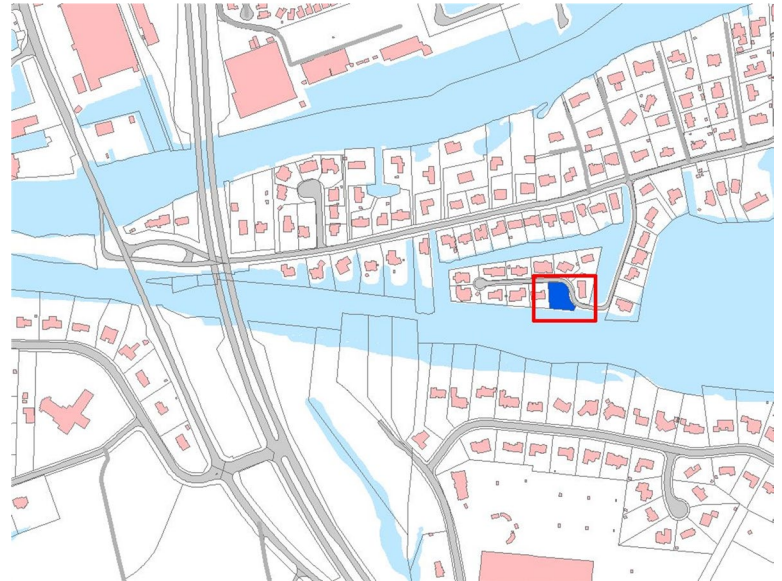
Subaqueous: 216 square feet

Overall length of proposed structure: 108 linear feet of bulkhead, 18 linear feet of return wall

Volume of Backfill: 100 cubic yards

Proposed Mitigation and/or Compensation

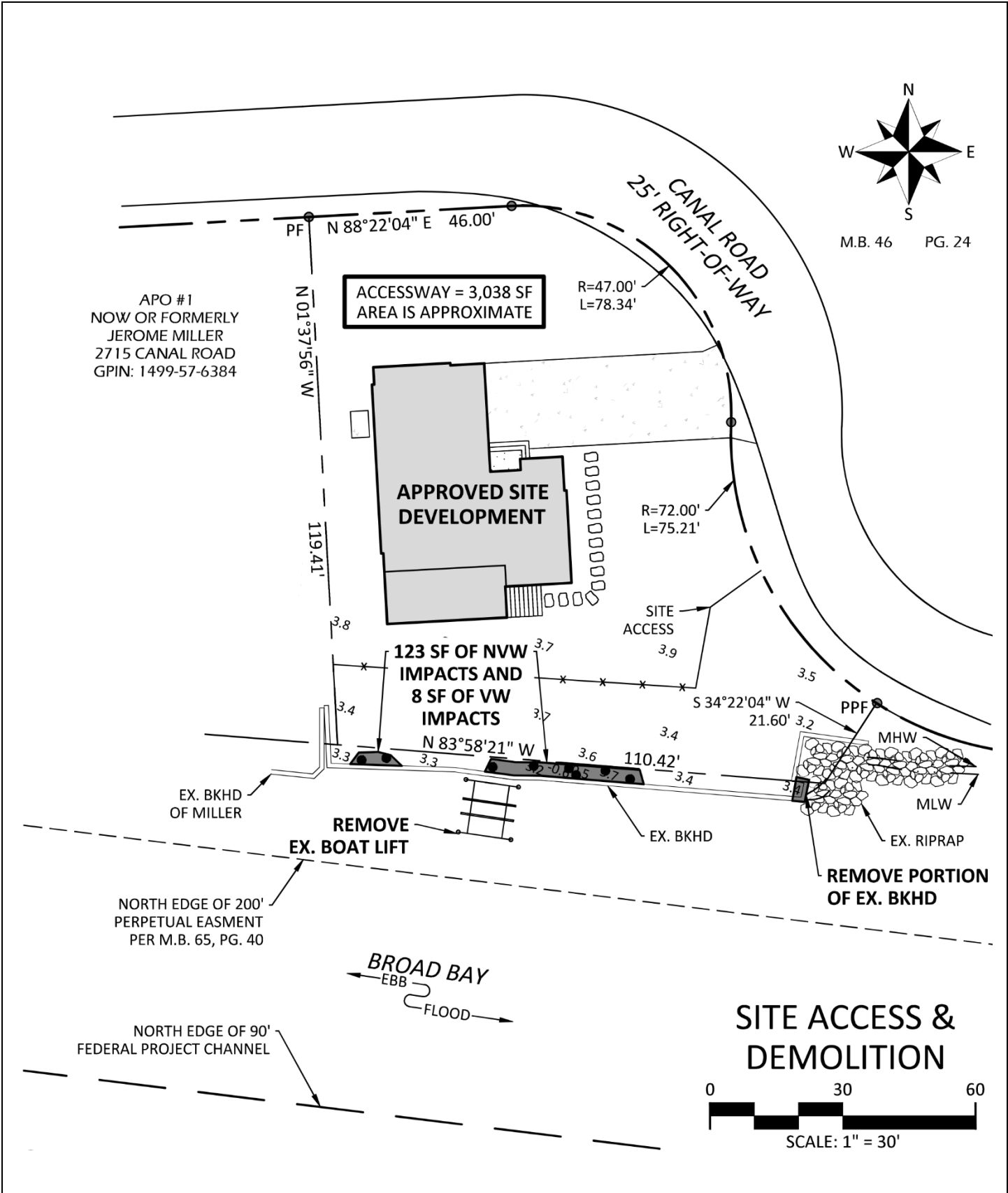
Payment of an in-lieu fee



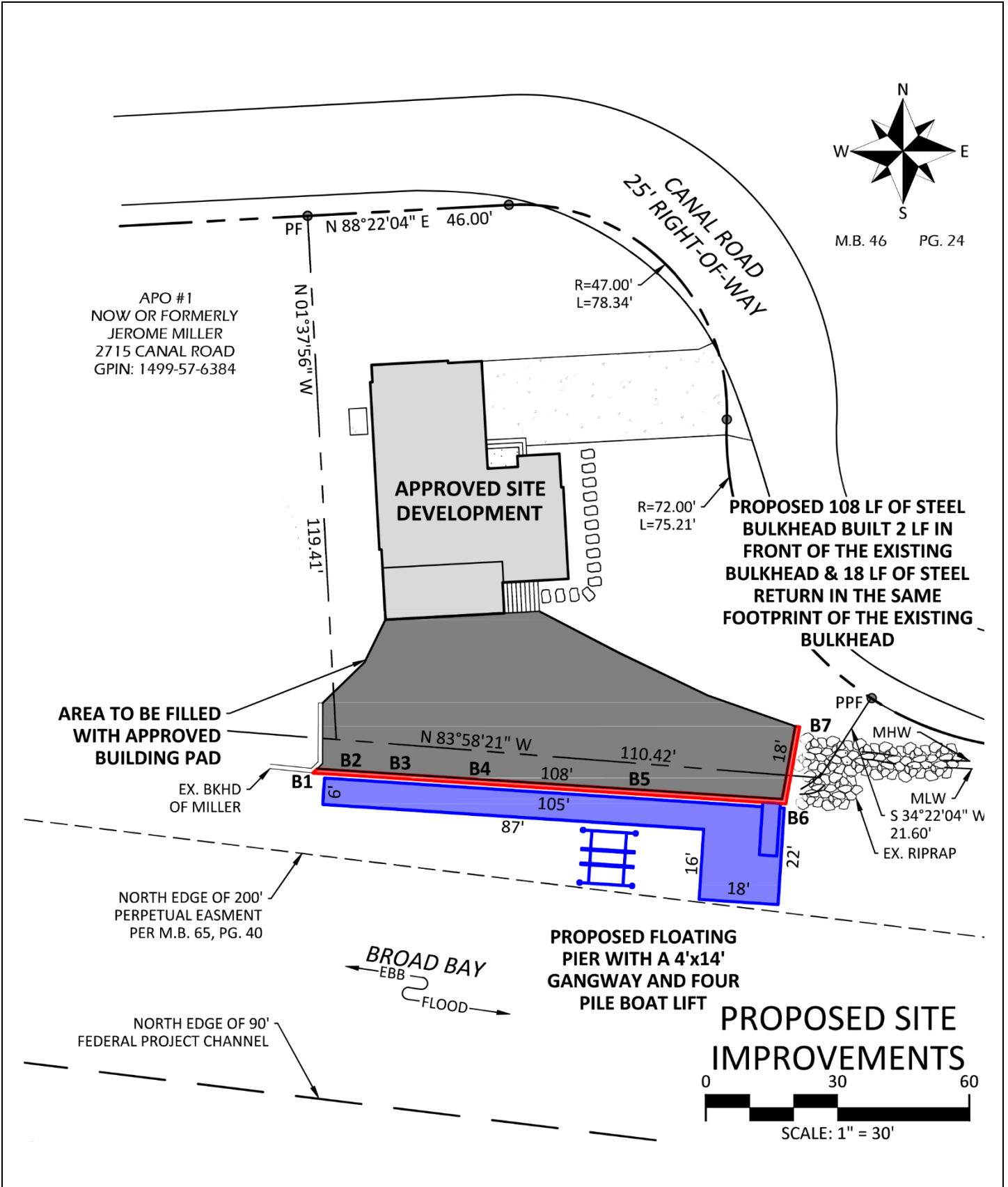
Site Aerial Map



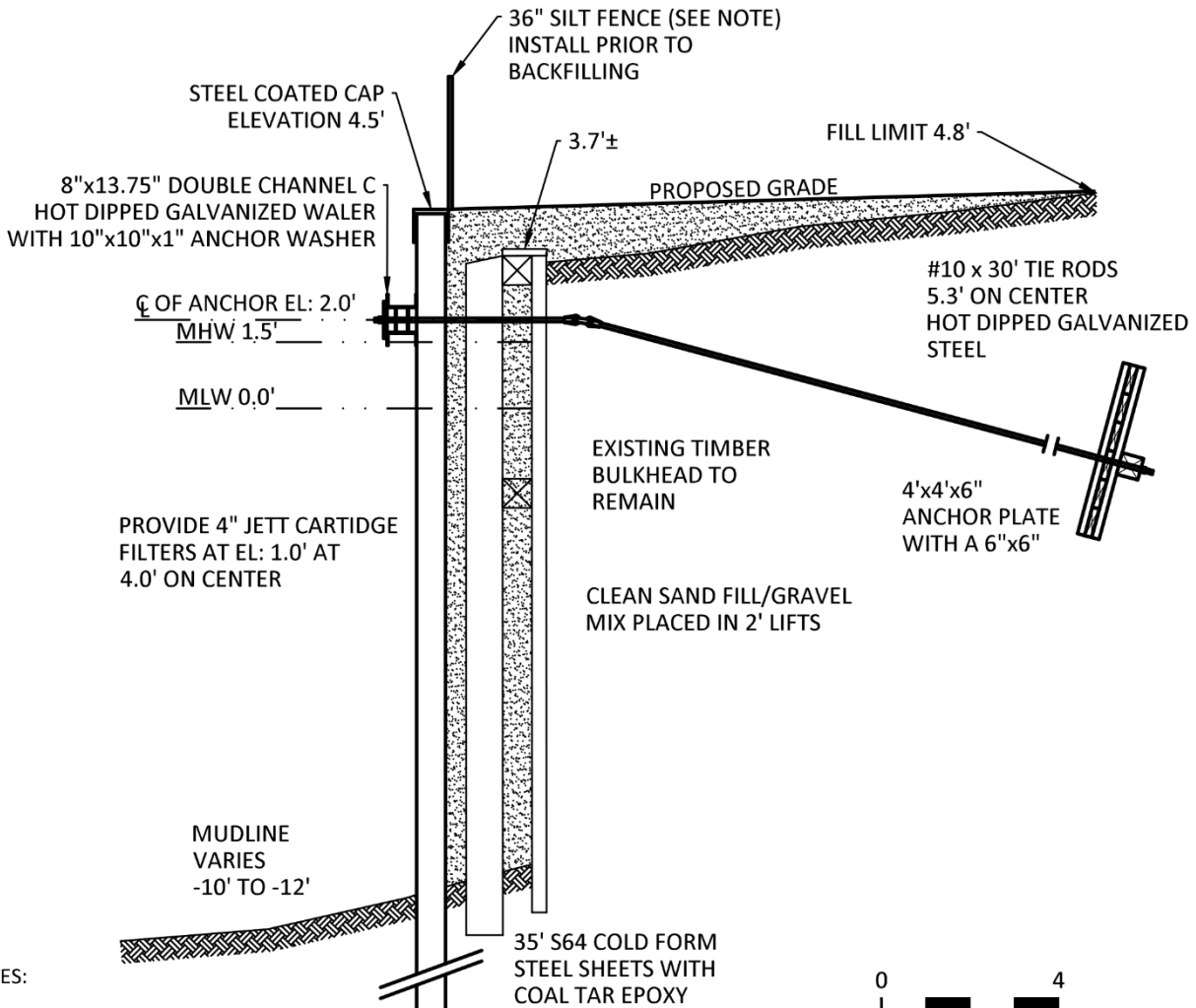
Existing Conditions



Proposed Improvements



Bulkhead Section Points B1-B2, B3-B4, B5-B6



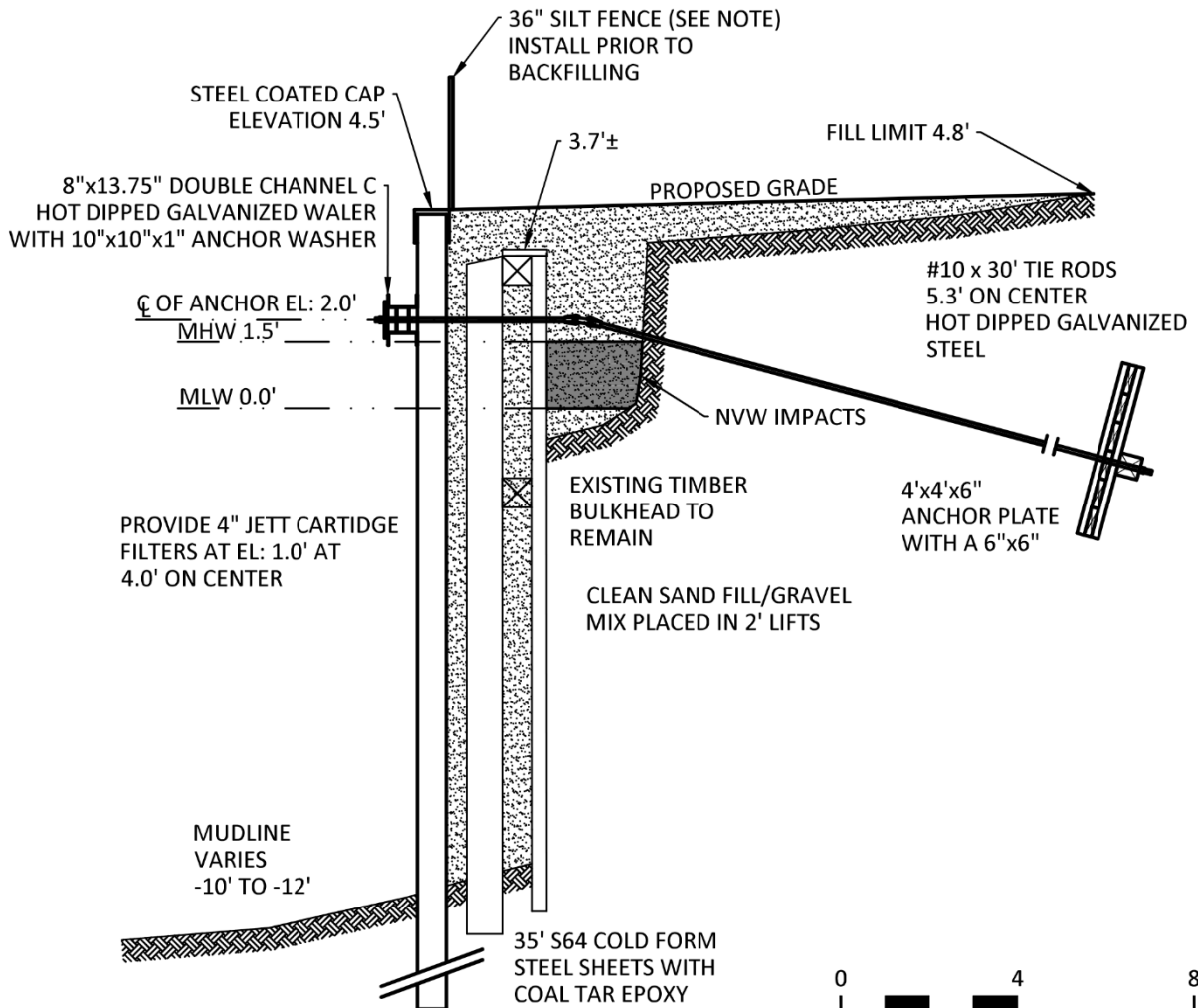
NOTES:

1. ALL TIMBER MATERIAL FOR USE IN A MARINE ENVIRONMENT.
2. ALL HARDWARE TO BE IN ACCORDANCE WITH ASTM A-153.
3. NEW BULKHEAD SHALL BE PLACED AT ALIGNMENT SHOWN.

DRAWINGS ARE FOR PERMIT PURPOSES ONLY, AND DO NOT CONSTITUTE FULL DESIGN DRAWINGS. NO SOIL BORINGS HAVE BEEN TAKEN TO CONFIRM SUBSURFACE SOIL CONDITIONS. LAYOUT IS BASED ON VISUAL ON-SITE INSPECTION. ABNORMAL SITE CONDITIONS NOT READILY APPARENT HAVE NOT BEEN TAKEN INTO ACCOUNT, AND MAY REQUIRE MODIFICATIONS TO THE ANCHOR SYSTEM AND MATERIAL SIZES. DIMENSIONS SHOWN ARE TO BE CONSIDERED MINIMUM MATERIAL SIZES ONLY BASED ON MANUFACTURER PRODUCT SPECIFICATIONS FOR BULKHEAD TYPE AND EXPOSED HEIGHT WITH FIRM SOILS IN PLACE. CONTRACTOR SHALL FIELD VERIFY BOTTOM CONDITIONS TO ASSURE THAT FIRM MATERIAL IS IN PLACE. THE ENGINEER IS TO BE NOTIFIED OF ANY ABNORMAL SOIL CONDITIONS FOR EITHER SHEET PILE OR DEADMAN FIELD.

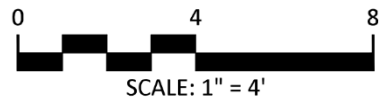
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Bulkhead Section, Points B2-B3, B4-B5



NOTES:

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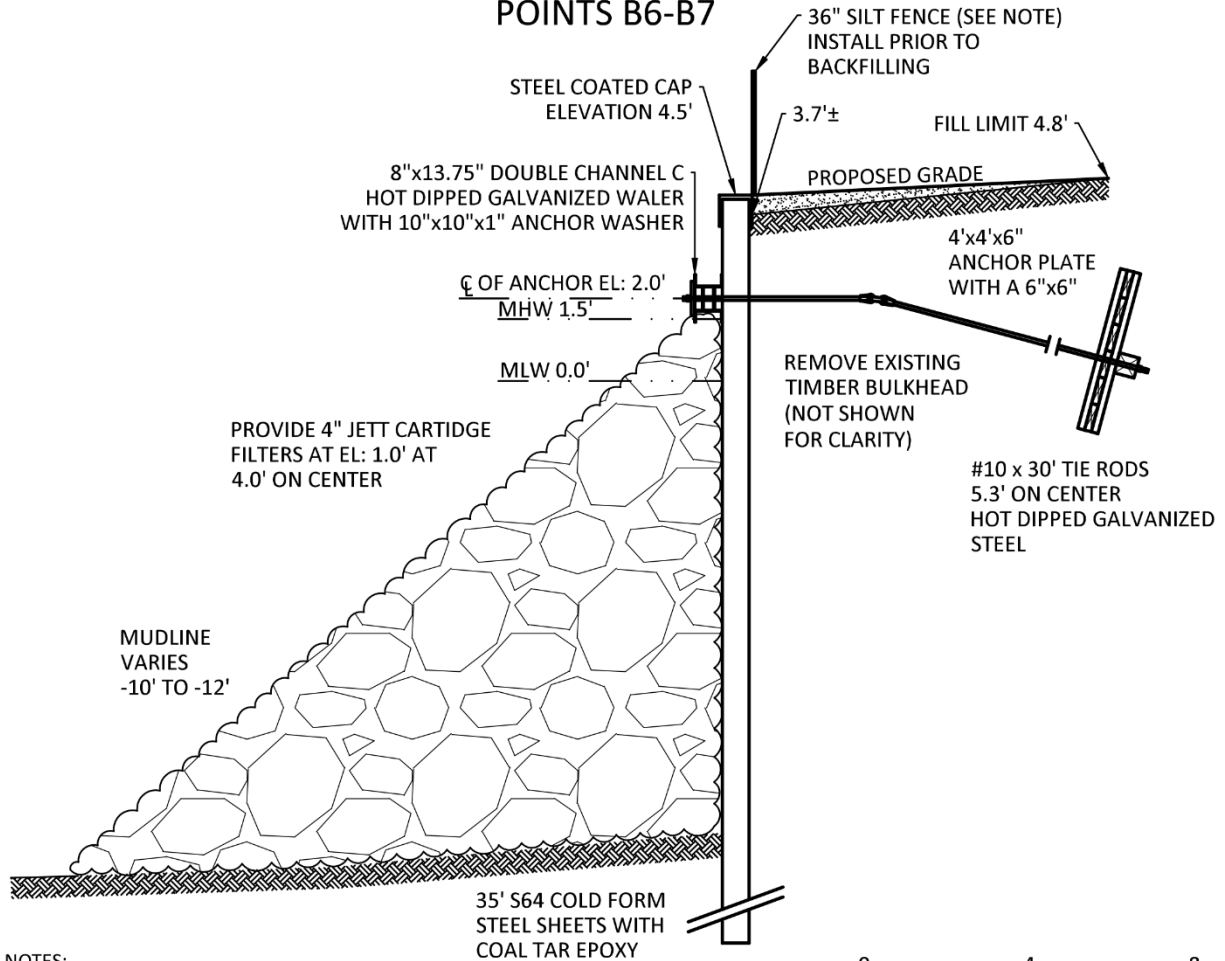


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Bulkhead Section, Points B6-B7

PROPOSED BULKHEAD CROSS SECTION POINTS B6-B7

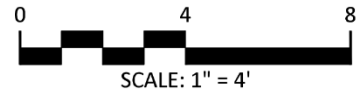


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Site Photos



Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. There are no known recent Chesapeake Bay Preservation Area (CBPA) Board variances for this property. A Preliminary Project Request (PPR) was reviewed in December 2017 to demolish the existing structure and construct a new 3-story single family home in the same footprint. The single-family site plan was approved by the Development Services Center in January 2019. The structure on site has been demolished and the site has been cleared. Construction has not yet begun on the new structure.

The Wetlands Board approved construction of a bulkhead in the same footprint on December 16, 2019. A permit was issued, but the project was not completed.

Summary of Proposal

The applicant is proposing to construct a 108 linear foot steel bulkhead and 18 linear foot return wall. The proposed bulkhead will be located no more than two feet seaward of the existing bulkhead. Approximately 100 cubic yards of backfill will be placed between the two bulkheads, extending a maximum of 4.8 feet landward of the bulkhead cap. The proposed project will impact 8 square feet of vegetated wetlands and 123 square feet of non-vegetated wetlands, which have formed behind the existing bulkhead. The applicant is proposing to mitigate the wetlands impacts by payment of an in-lieu fee.

Evaluation & Staff Recommendations

The applicant is currently redeveloping the entire site. The existing bulkhead is in poor condition and an extensive amount of backfill has been lost behind the structure. The applicant's agent provided that a bulkhead is an appropriate shoreline stabilization method for this property due to its location along the canal connecting Lynnhaven Inlet to Broad Bay. A living shoreline is not appropriate for this property due to the depth of the channel, strong current, and heavy boat traffic and associate wake. The proposed bulkhead cap is located at elevation 4.5 feet NAVD 88, which is approximately 0.8 feet higher than the existing bulkhead. This is necessary to match the height of the bulkhead on the adjacent property. Historically, bulkheads have been approved up to an additional foot in height in the Chesapeake Bay Watershed. The applicant is proposing to limit backfill to within 4.8 feet of the proposed bulkhead, which is necessary to properly construct the bulkhead. The request to construct the new bulkhead will not create additional non-vegetated wetlands. Therefore, to address compensation Staff supports payment of an in-lieu fee for the vegetated and non-vegetated wetlands impacts.

During the site visit, Staff observed oysters growing in and on the existing bulkhead and the denuded condition of the lot. To address the retention of the oyster resource and stabilization of the lot with a vegetative cover, the Department of Planning and Community Development Staff recommends that the application be **approved as modified** with the following conditions:

1. Any shellfish impacted by construction of the proposed improvements shall be removed from the structure(s), preserved in the water column, and returned/placed on the completed bulkhead at a similar place in the water column.
2. Construction limits and associated land disturbance shall be limited to the area necessary to provide for a single point construction accessway as shown on the Site Access and Demolition Plan. The staging area, stockpiling of materials, and contractor parking area shall be noted on the revised plan, and all occur within the limits of construction.

3. Wire reinforced 36-inch silt fence, for erosion and sedimentation control measures, shall be installed along the landward limits of the site access prior to any land disturbance and shall remain in place until such time as vegetative cover is established.
4. Permanent soil stabilization measures shall be applied to all disturbed / denuded area(s) outside of the limits of construction at the time of mobilization and within the limits of construction after the proposed improvements have been installed. All disturbed or denuded areas shall be stabilized in accordance with the Virginia Erosion and Sediment Control Law and Regulations.
5. Revised 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

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 days 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.