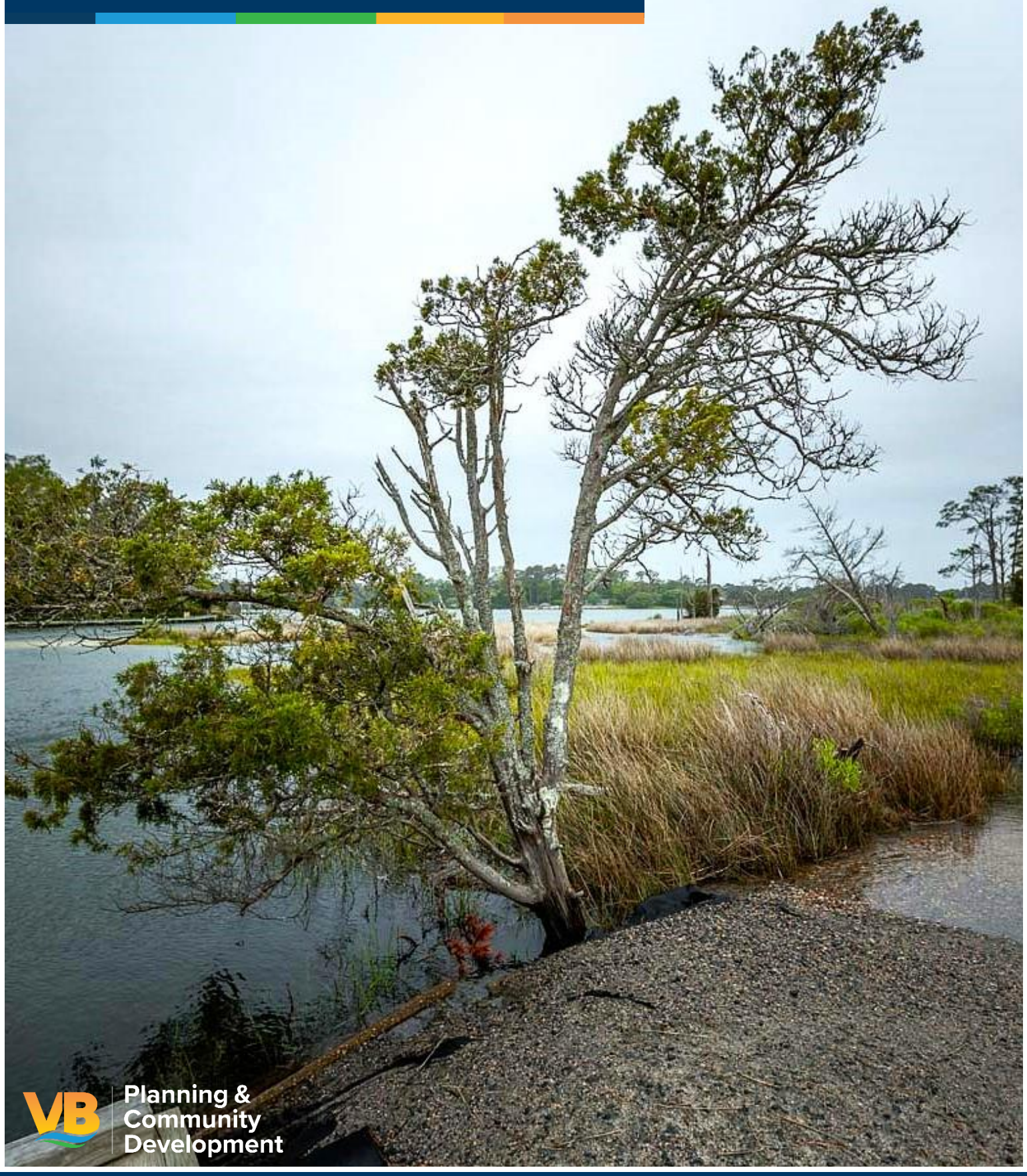
Wetlands Board Staff Report

February 19, 2026



Planning &
Community
Development

Virginia Beach Wetlands Board Public Hearing Procedures

A Public Hearing of the Virginia Beach Wetlands Board will be held on **Thursday, February 19, 2026** at 10:00 a.m. in the 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 the application, including proposed plans, ordinances or amendments call (757) 385-4621 or go to *VirginiaBeach.gov/wetlands* or visit the Department of Planning and Community Development, 2403 Courthouse Drive, Building 3, Virginia Beach, VA 23456 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, 2403 Courthouse Drive, Municipal Center, Building 3, Virginia Beach, VA 23456

The Staff reviews some or all 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 Heaven Manning via email at *hmanning@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

Wetlands Board Public Hearing: February 19, 2026

9:00 AM INFORMAL STAFF BRIEFING OF PUBLIC HEARING AGENDA ITEMS
10:00 am FORMAL REVIEW OF PUBLIC HEARING AGENDA ITEMS

Administrative Agenda Items

- **Approval of the November 17, 2025 Wetlands Board Hearing Minutes**
- **Approval of the January 22, 2026 Wetlands Board Hearing Minutes**

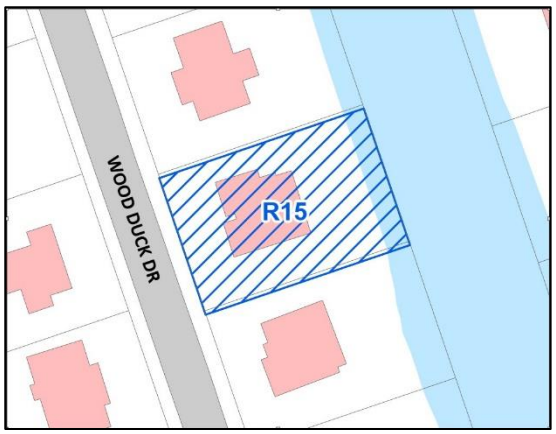
New Business – Wetlands Agenda Items

1. **2025-WTRA-00224**
   Barbara L. Boeshe Irrevocable Trust
   [Applicant & Owner]

   2820 Wood Duck Drive
   GPIN: 2433-25-4715
   City Council: District 2 (Henley)

   Waterway: Bass Inlet West
   Subdivision: Sandbridge Shores

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



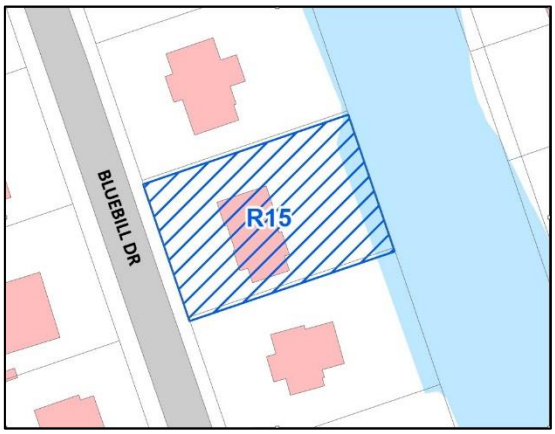
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2. **2026-WTRA-00006**
   Laura M. Ellis
   [Applicant & Owner]

   2836 Bluebill Drive
   GPIN: 2433-25-9526
   City Council: District 2 (Henley)

   Waterway: Bass Inlet East
   Subdivision: Sandbridge Shores

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



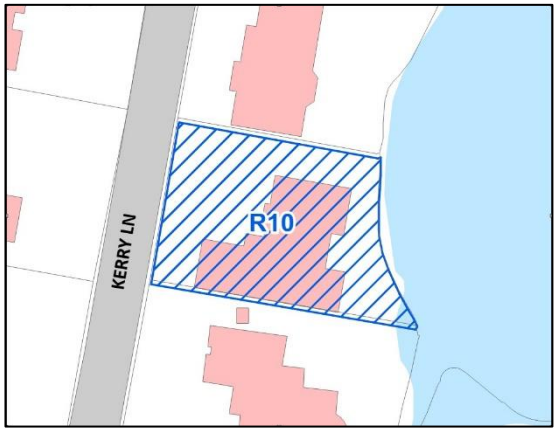
New Business – Wetlands Agenda Items (*continued*)

3. **2026-WTRA-00001**
Ramanlal K. & Nayanaben R. Patel
[Applicants & Owners]

524 Kerry Lane
GPIN: 2426-29-3345
City Council: District 5 (Wilson)

Waterway: Lake Wesley
Subdivision: Croatan Beach

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



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4. **2026-WTRA-00003**
Llewellyn E. Jalbert, Jr. & Teresa S. Jalbert
[Applicants & Owners]

512 Kerry Lane
GPIN: 2426-29-4613
City Council: District 5 (Wilson)

Waterway: Lake Wesley
Subdivision: Croatan Beach

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



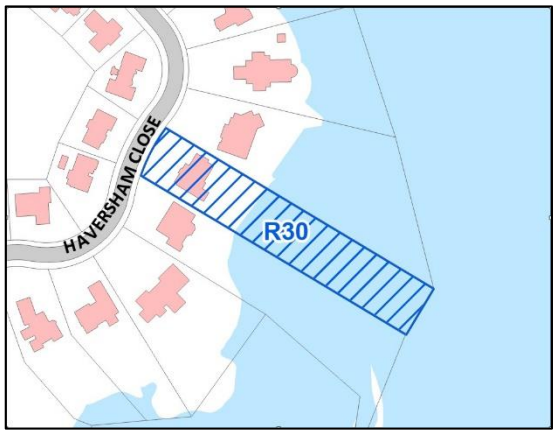
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5. **2026-WTRA-00004**
Amir Hajimomenian
[Applicant & Owner]

2389 Haversham Close
GPIN: 2409-14-7744
City Council: District 8 (Cummings)

Waterway: Ferebee Cove
Subdivision: Broad Bay Point Greens

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



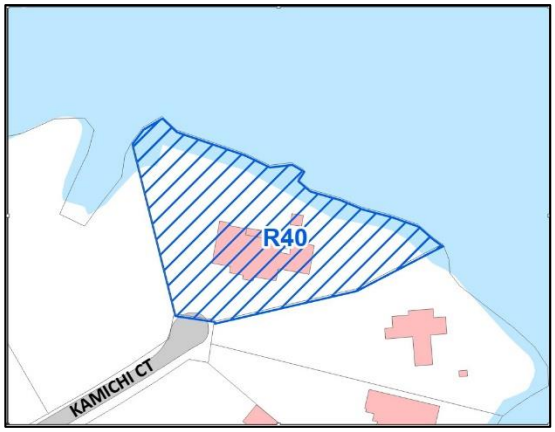
New Business – Wetlands Agenda Items (*continued*)

6. **2025-WTRA-00162**
   Douglas G. Dickerson
   [Applicant & Owner]

   1204 Kamichi Court
   GPIN: 2418-42-7691
   City Council: District 6 (Remick)

   Waterway: Linkhorn Bay
   Subdivision: Birdneck Point

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



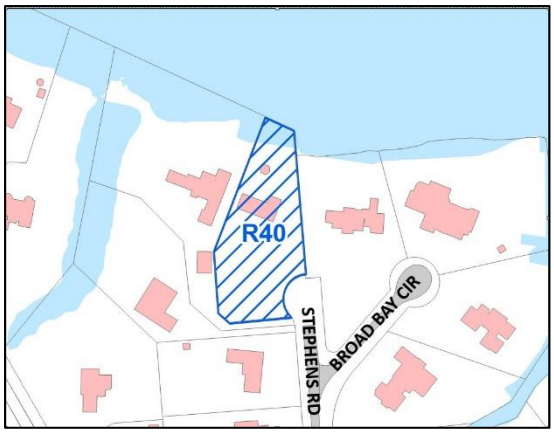
Show Cause Agenda Items

7. **2026-WTRV-00001**
   Richard J. Neary, III
   [Property Owner]

   1704 Stephens Road
   GPIN: 2409-43-8534
   City Council: District 6 (Remick)

   Waterway: Broad Bay
   Subdivision: Alanton

   Statement of Noncompliance: Unauthorized construction of a bulkhead involving wetlands.

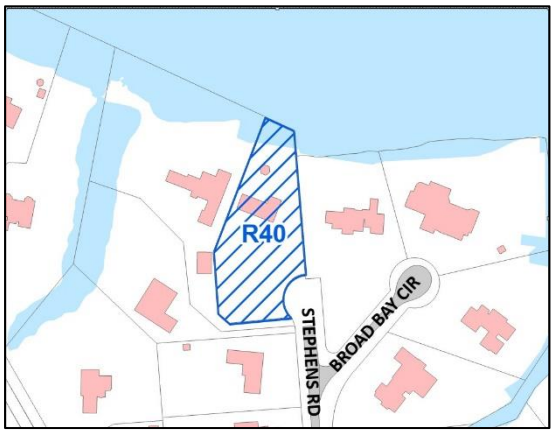


8. **2026-WTRV-00002**
   Chris Sheppard, Piranha Pier Works
   [Contractor]

   1704 Stephens Road
   GPIN: 2409-43-8534
   City Council: District 6 (Remick)

   Waterway: Broad Bay
   Subdivision: Alanton

   Statement of Noncompliance: Unauthorized construction of a bulkhead 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 2403 Courthouse Drive, Building 3, Virginia Beach, VA 23456 or online at VirginiaBeach.gov/wetlands. For information call (757) 385-4621.

Agenda Item 1

Application Number: 2025-WTRA-00224
Applicant: Barbara L. Boeshe Irrevocable Trust
Wetlands Board Public Hearing: February 19, 2026
City Council: District 2 (Henley)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

2820 Wood Duck Dr

GPIN

2433-25-4715

Staff Planner

Whitney McNamara

Proposal

To construct a bulkhead and return walls involving wetlands.

Waterway

Bass Inlet West

Subdivision

Sandbridge Shores

Impacts

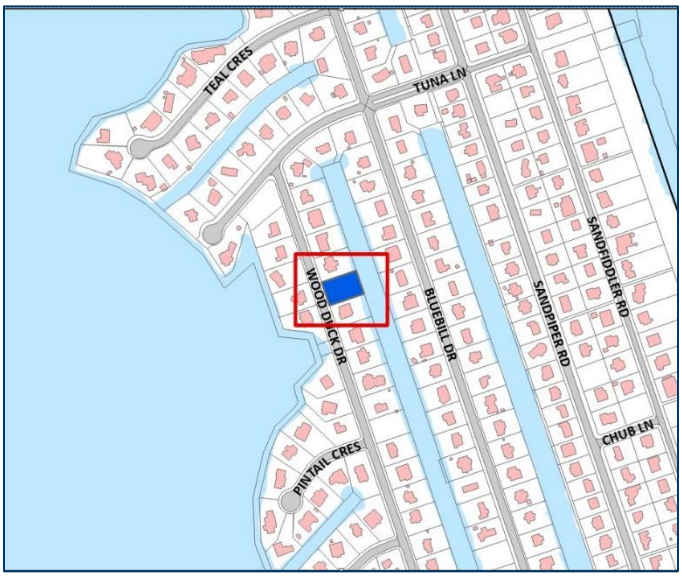
Non-Vegetated: 156 square feet
Subaqueous: 198 square feet
Overall length of proposed structures: 99 linear feet of bulkhead, with two (2) 11-foot return walls
Volume of Backfill: 55 cubic yards

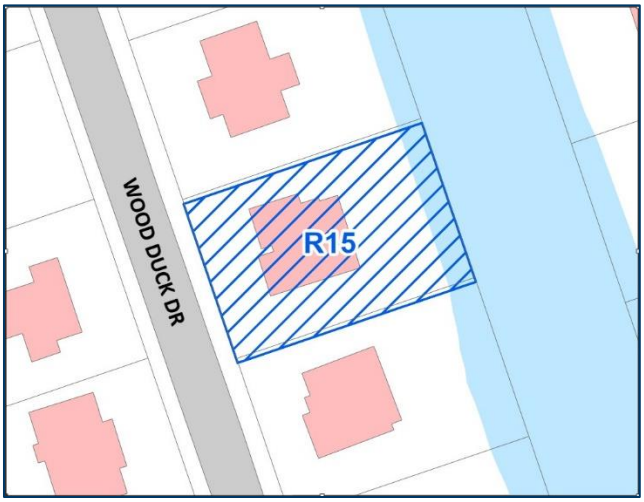
Proposed Mitigation and/or Compensation

Purchase credits from the Virginia Stream and Wetland Mitigation Program

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Southern Rivers Watershed. A Wetlands Board application for a boat ramp and bulkhead were approved in November 2001 and were subsequently constructed.

Summary of Proposal

The applicant is proposing to construct approximately 99 linear feet of vinyl bulkhead no more than 2 feet channelward of the existing bulkhead with two (2) 11-foot return walls. The proposed bulkhead will be constructed across the existing boat ramp. The existing wing walls on the boat ramp will be removed and the boat ramp will be filled with approximately 55 cubic yards of backfill to match the existing grade of the back yard.

The proposed project will impact 156 square feet of non-vegetated wetlands where the boat ramp is being filled and 198 square feet of subaqueous bottom. The applicant received a letter of credit availability from the Virginia Stream and Wetland Mitigation Program (SWMP) on January 22, 2026.

Evaluation & Staff Recommendations

The existing bulkhead is approximately 25 years old, which is consistent with the lifespan of a timber bulkhead. There are currently some pockets of erosion forming behind the bulkhead, indicating that the existing bulkhead is failing and in need of replacement. Mean High Water and Mean Low Water are both located along the face of the bulkhead; the only impacts to tidal wetlands associated with this project is the filling in of the boat ramp. While the applicant is proposing to construct the new bulkhead 2 feet channelward of the existing bulkhead, Staff is recommending that the bulkhead be aligned with the adjacent bulkhead located at 2816 Wood Duck in the area along the boat ramp at the northern end of the property.

The applicant's agent indicates that the property is not suitable for a living shoreline due to the height of the existing bulkhead, requiring additional grading as well as installing longer return walls on the bulkheads located on the adjacent properties.

There is an existing tree located in the corner of the property by the boat ramp. Due to the proximity to the proposed bulkhead return wall and boat ramp, Staff is recommending that the tree be mitigated at a 1:1 ratio. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from SWMP as compensation for the vegetated and non-vegetated impacts.

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

1. The proposed bulkhead shall be realigned to match the bulkhead at 2816 Wood Duck Drive in the area along the boat ramp at the northern end of the property.

2. All trees removed in conjunction with construction of the bulkhead shall be mitigated on-site at a 1:1 ratio.

3. Revised plans shall be submitted to the U.S. Army Corps of Engineers and shall ultimately be 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 Virginia Marine Resources Commission. The Virginia Marine Resources 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.

Site Aerial Map



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Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to remove a portion of the existing timber bulkhead and construct approximately 99 LF of vinyl bulkhead no more than 2 LF channelward of the existing bulkhead with (2) 11 LF return walls as shown in the permit drawings.

   There will be 0.005 acres of aquatic impact and approximately 55 CYs of fill placed below the plane of MHW and 156 SF of NVW impacts associated with filling the concrete boat ramp.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 2 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 0 square feet
   - Non-vegetated wetlands 156 square feet
   - Subaqueous bottom 198 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
   NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.
   Bulkhead: Vinyl sheet pile, timber piles and walers, H.D. galvanized hardware, backfill from an approved upland source

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material_____ pounds per stone Class size _____
   Armor (outer layer) material _____ pounds per stone Class size _____

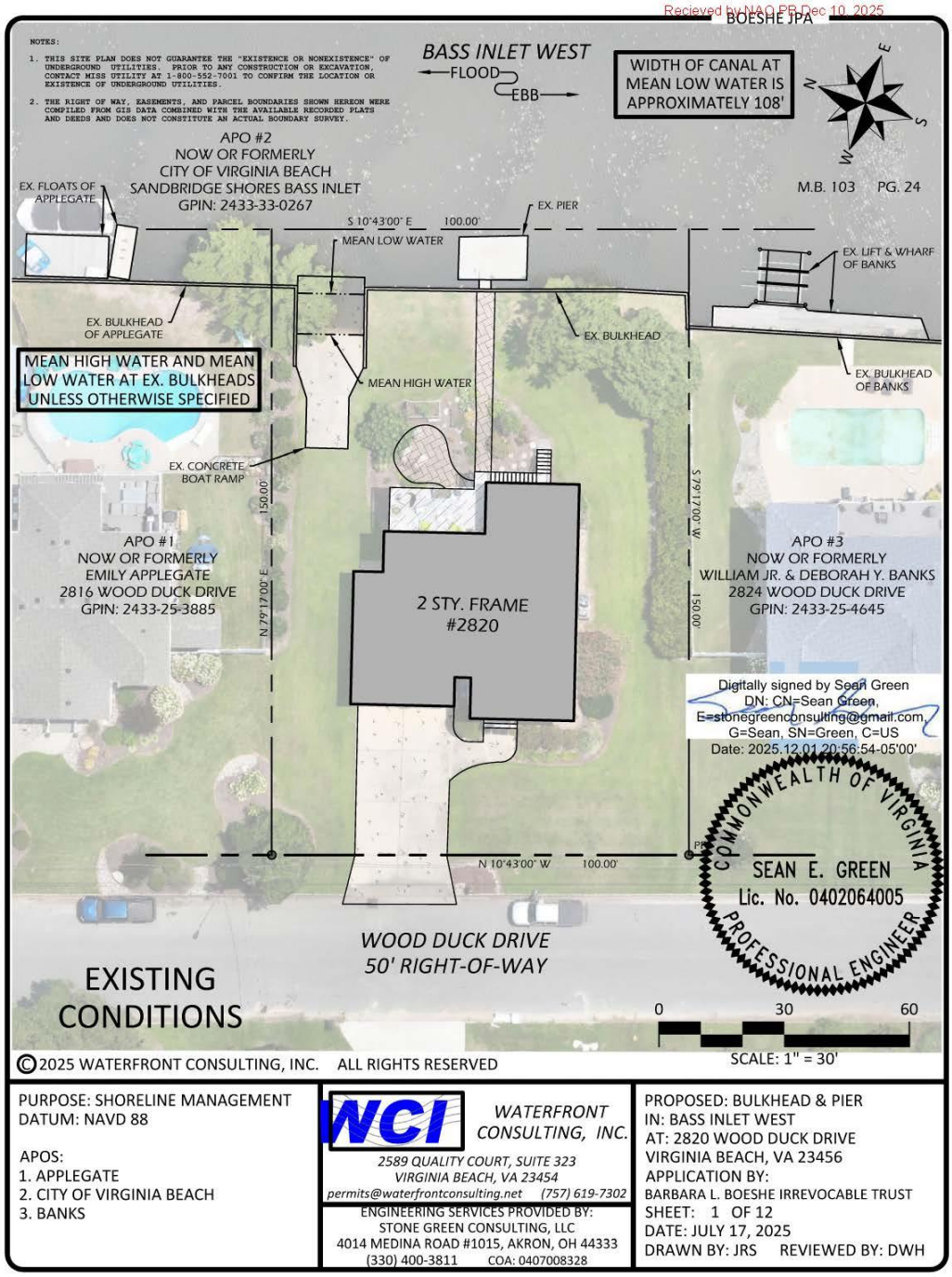
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

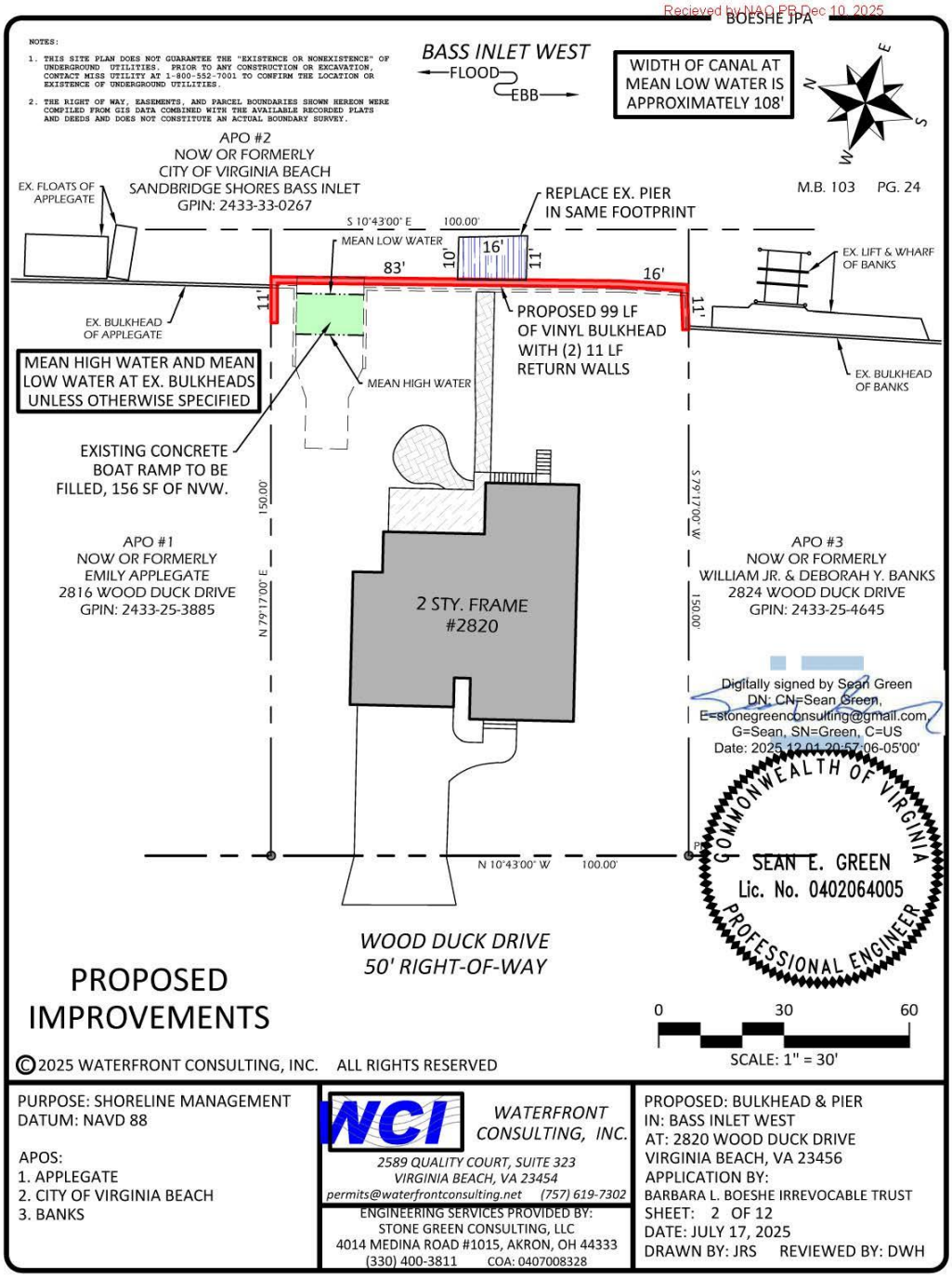
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Existing Conditions



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Proposed Improvements



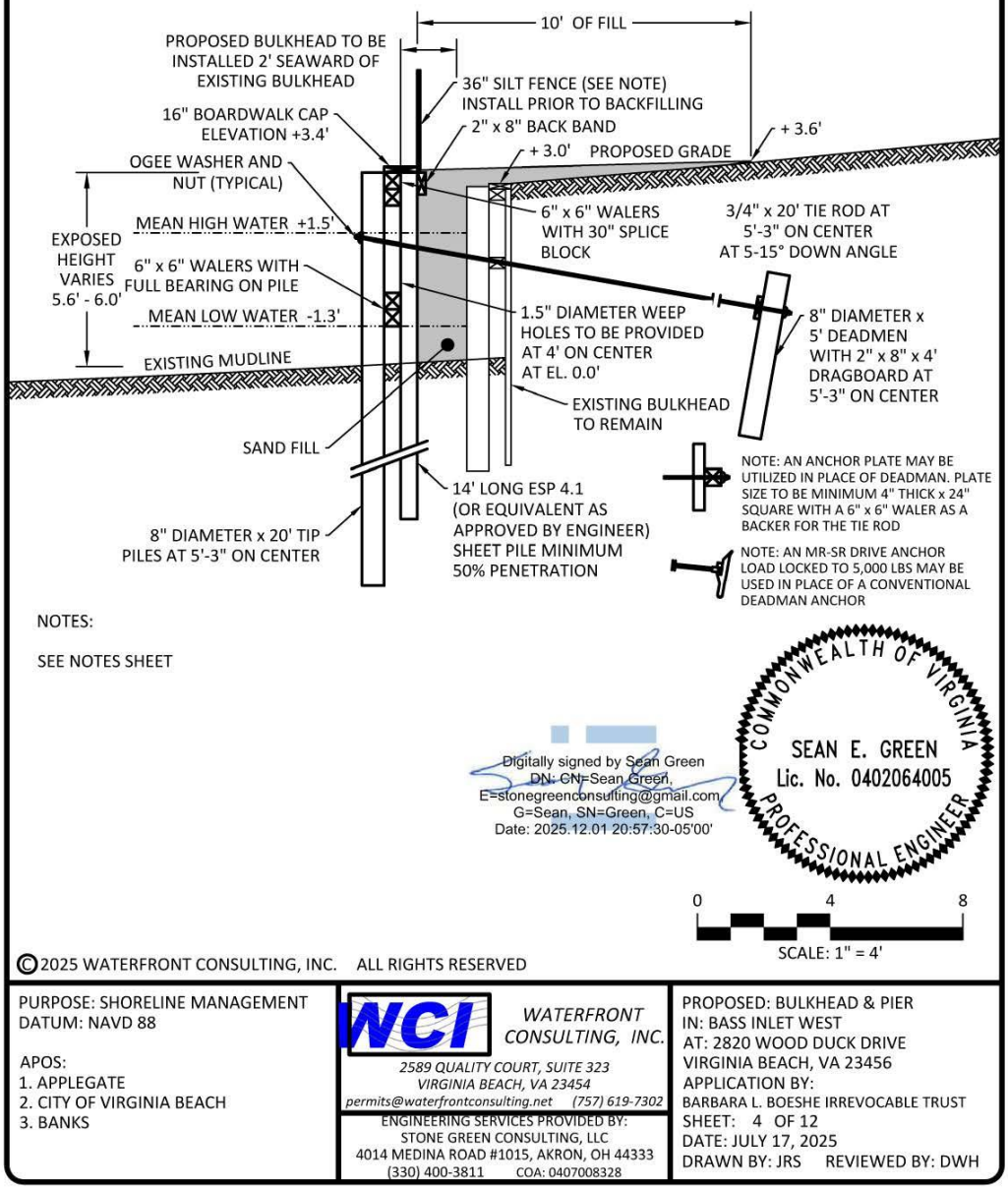
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Proposed Improvements – Bulkhead Cross Section

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BOESHE JPA

PROPOSED BULKHEAD CROSS SECTION



NOTES:

SEE NOTES SHEET

Digitally signed by Sean Green
DN: CN=Sean Green, E=stonegreenconsulting@gmail.com, G=Sean, SN=Green, C=US
Date: 2025.12.01 20:57:30-05'00'

COMMONWEALTH OF VIRGINIA
SEAN E. GREEN
Lic. No. 0402064005
PROFESSIONAL ENGINEER

0 4 8
SCALE: 1" = 4'

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PURPOSE: SHORELINE MANAGEMENT
DATUM: NAVD 88

APOS:
1. APPLEGATE
2. CITY OF VIRGINIA BEACH
3. BANKS

WCI WATERFRONT CONSULTING, INC.
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

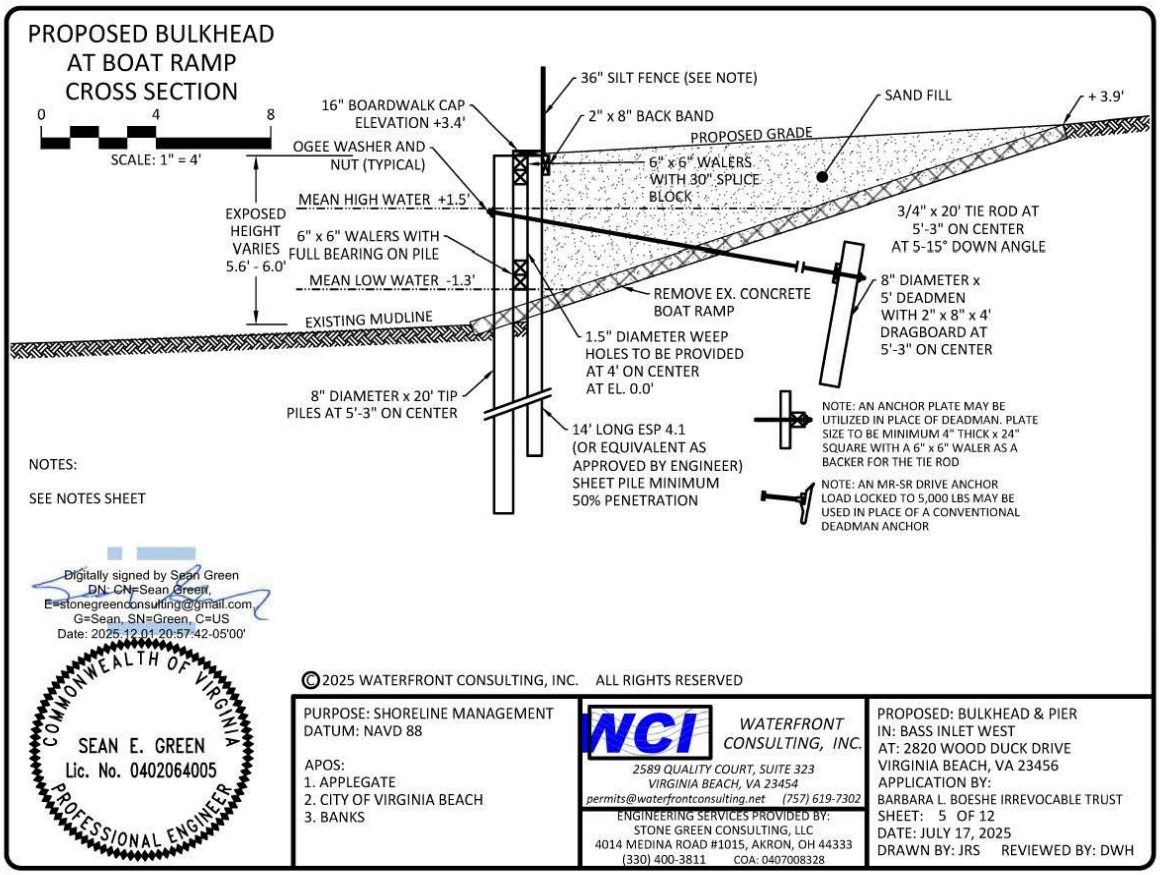
ENGINEERING SERVICES PROVIDED BY:
STONE GREEN CONSULTING, LLC
4014 MEDINA ROAD #1015, AKRON, OH 44333
(330) 400-3811 COA: 0407008328

PROPOSED: BULKHEAD & PIER
IN: BASS INLET WEST
AT: 2820 WOOD DUCK DRIVE
VIRGINIA BEACH, VA 23456
APPLICATION BY:
BARBARA L. BOESHE IRREVOCABLE TRUST
SHEET: 4 OF 12
DATE: JULY 17, 2025
DRAWN BY: JRS REVIEWED BY: DWH

Received by VMRC December 11, 2025 / Ira

Proposed Improvements – Cross Section at Boat Ramp

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Site Photos





Site Photos





Site Photos





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CITY OF VIRGINIA BEACH

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Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Barbara L. Boeshe Irrevocable Trust**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes (●) No ( )

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Alison D. Boeshe, Trustee

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(X)	N/a
Real Estate Broker/Agent/Realtor	( )	(●)	

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SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	⊗	N/a
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	○	◉	
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Sean E. Green, P.E. of Stone Green Consulting, LLC
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Barbara L. Boeshe Irrevocable Trust	Signed by: 7DE26B04220E4E9...	7/21/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 2/2/2026

Whitney McNamara	Whitney McNamara	2/2/2026
Staff Name (Print)	Staff Signature	Date

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Agenda Item 2

Application Number: 2026-WTRA-0006
Applicant: Laura M. Ellis
Wetlands Board Public Hearing: February 19, 2026
City Council: District 2 (Henley)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

2836 Bluebill Dr

GPIN

2433-25-9526

Staff Planner

Whitney McNamara

Proposal

To construct a rip rap revetment, return walls, and boat ramp involving wetlands.

Waterway

Bass Inlet East

Subdivision

Sandbridge Shores

Impacts

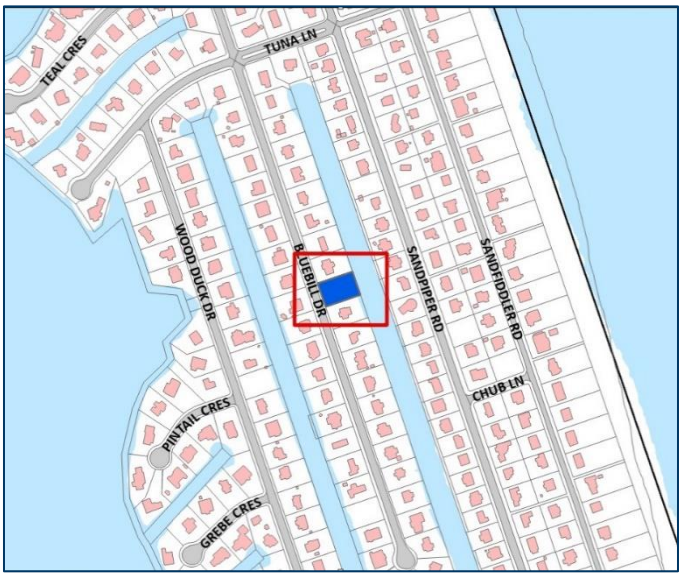
Non-Vegetated: 178 square feet (132 square feet non-vegetated to rock conversion, 46 square feet impacts)
Subaqueous: 605 square feet
Overall length of proposed structures: 84 linear feet of rip rap, with three (3) 17-foot return walls and one (1) 19-foot return wall

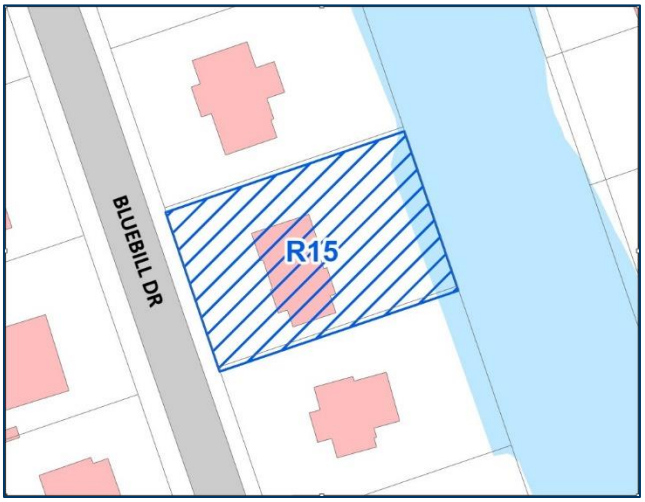
Proposed Mitigation and/or Compensation

Purchase credits from the Virginia Stream and Wetland Mitigation Program

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Southern Rivers Watershed. A Wetlands Board application for a bulkhead was approved in 1990 and was subsequently constructed.

Summary of Proposal

The applicant is proposing to construct approximately 84 linear feet of rip rap revetment channelward of the existing bulkhead with two (2) 17-foot return walls. A replacement concrete boat ramp will also be constructed with one (1) 17-foot and one (1) 19-foot return wall. The proposed project will impact 178 square feet of non-vegetated wetlands and 605 square feet of subaqueous bottom; 131 square feet of non-vegetated wetlands impacts are a conversion of non-vegetated wetlands to non-vegetated rock habitat associated with the rip rap and boat ramp, 47 square feet of impacts are associated with the wash out area and return walls, requiring the purchase of credits from a mitigation bank. The applicant received a letter of credit availability from the Virginia Stream and Wetland Mitigation Program (SWMP) on January 22, 2026.

Evaluation & Staff Recommendations

The existing bulkhead is approximately 35 years old and is experiencing failure with non-vegetated wetlands forming behind the bulkhead. Due to the proximity of an existing pool, the proposed rip rap will be located channelward of the existing bulkhead, and failing portions of the existing bulkhead will be removed.

The applicant's agent indicates that the property is not suitable for a living shoreline due to the narrow back yard and existing pool.

North of the boat ramp, the existing bulkhead is located at an angle, forming a point. Staff is recommending that the rip rap be installed landward of the existing bulkhead. This approach would require the removal of the existing bulkhead and excavation of uplands while allowing the rip rap to be aligned with the rest of the shoreline. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from SWMP as compensation for the vegetated and non-vegetated impacts.

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

1. The rip rap north of the boat ramp shall be constructed landward of the existing bulkhead. The rip rap shall be aligned with the rest of the shoreline, rather than at an angle.

2. Revised plans shall be submitted to the U.S. Army Corps of Engineers and shall ultimately be 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 Virginia Marine Resources Commission. The Virginia Marine Resources 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.

Site Aerial Map



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Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to construct 84 LF of granite quarry stone riprap revetment to replace the failing 35 year old timber bulkhead and concrete boat ramp.

   There will be (3) 17 LF and (1) 19 LF return/groin walls along the property lines and boat ramp to protect the upland from eroding and the rock from spreading with a further footprint past the property line or in front of the boat ramp.

2. What is the maximum encroachment channelward of mean high water? 10 feet.
   Channelward of mean low water? 10 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 0 square feet
   - Non-vegetated wetlands 178 square feet
   - Subaqueous bottom 605 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ____ Yes ■ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? _____Yes ____No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Received by VMRC January 7, 2026 / Ira

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

   Boat Ramp: Reinforced Concrete

   Rip rap:
   Granite quarry stone
   UV resistant filter fabric, B
   ackfill from an approved upland source

   Bulkhead:
   Timber sheet piles, face piles, and walers
   H.D. galvanized hardware

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material 75-150 pounds per stone Class size One/A1
   Armor (outer layer) material 75-1540 pounds per stone Class size One/A1

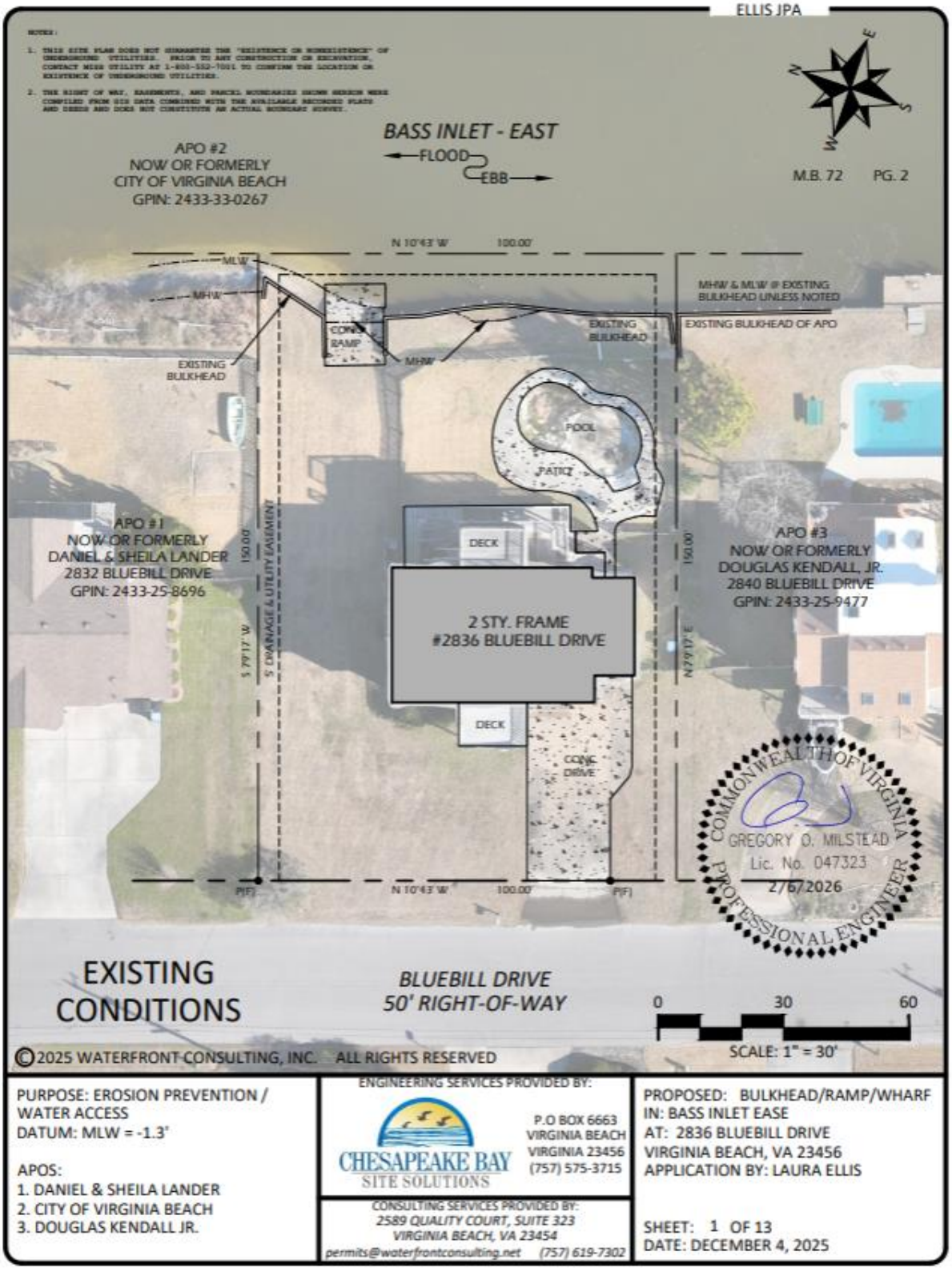
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

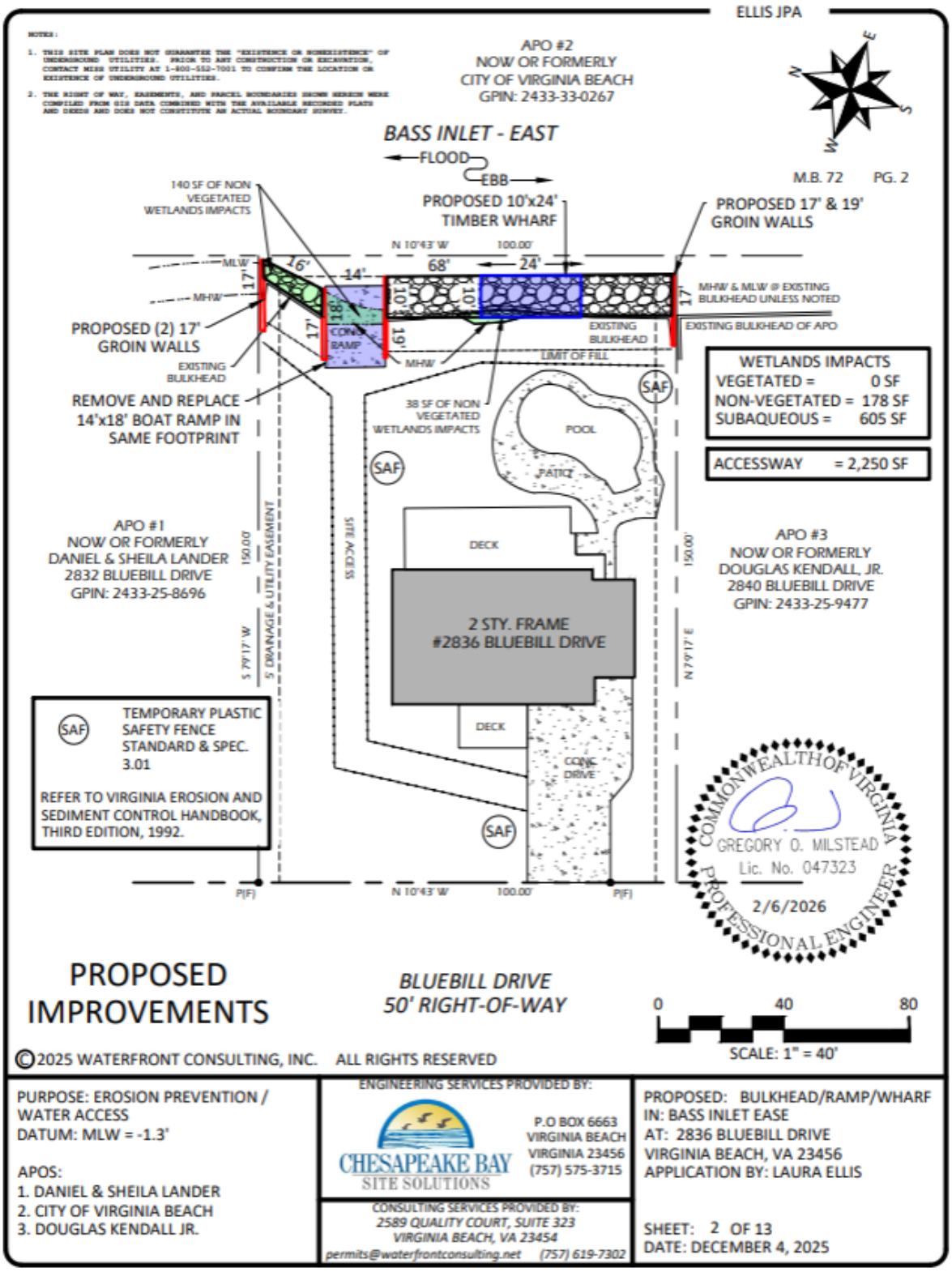
     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

Received by VMRC January 7, 2026 / Ira

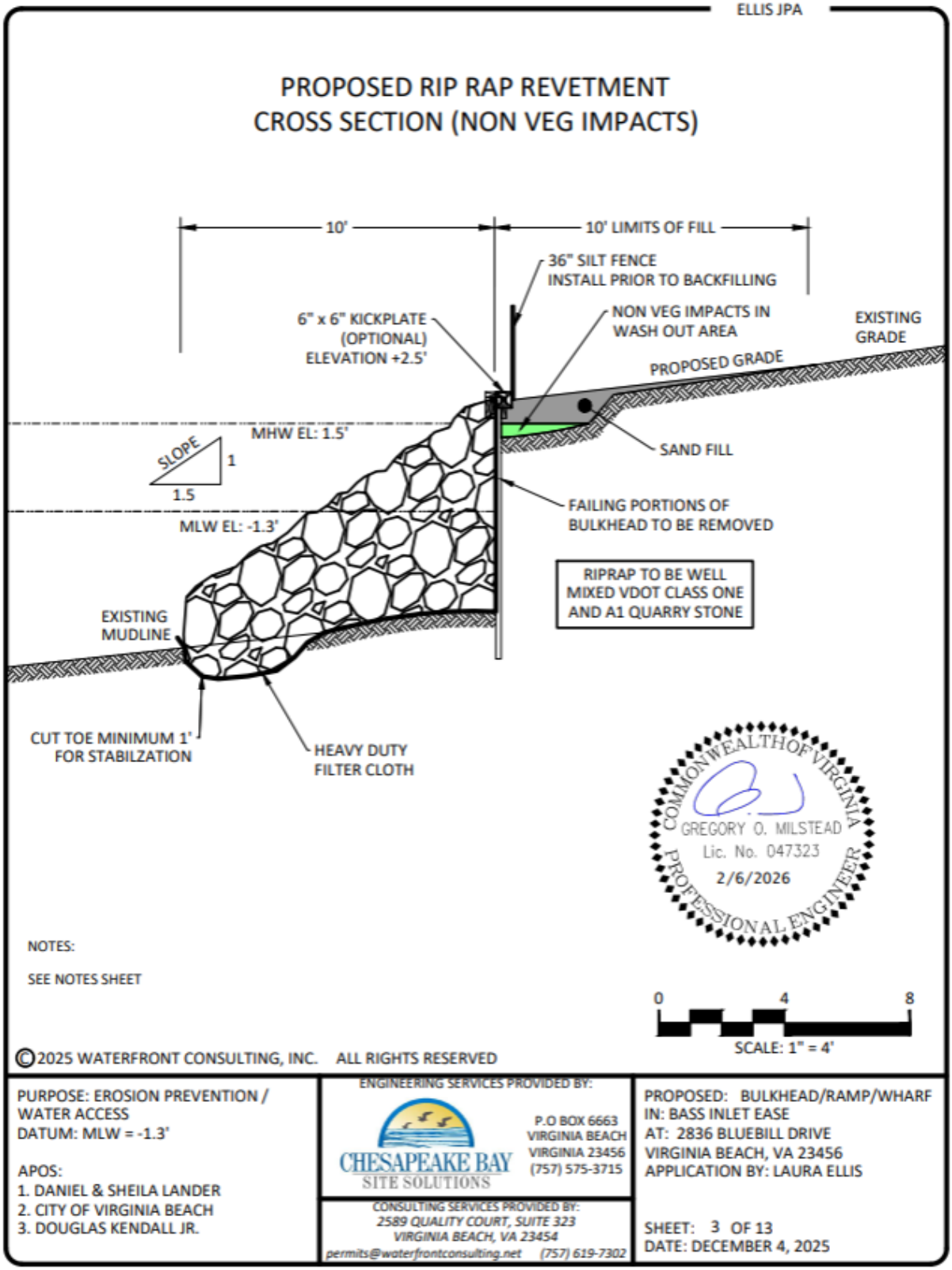
Existing Conditions



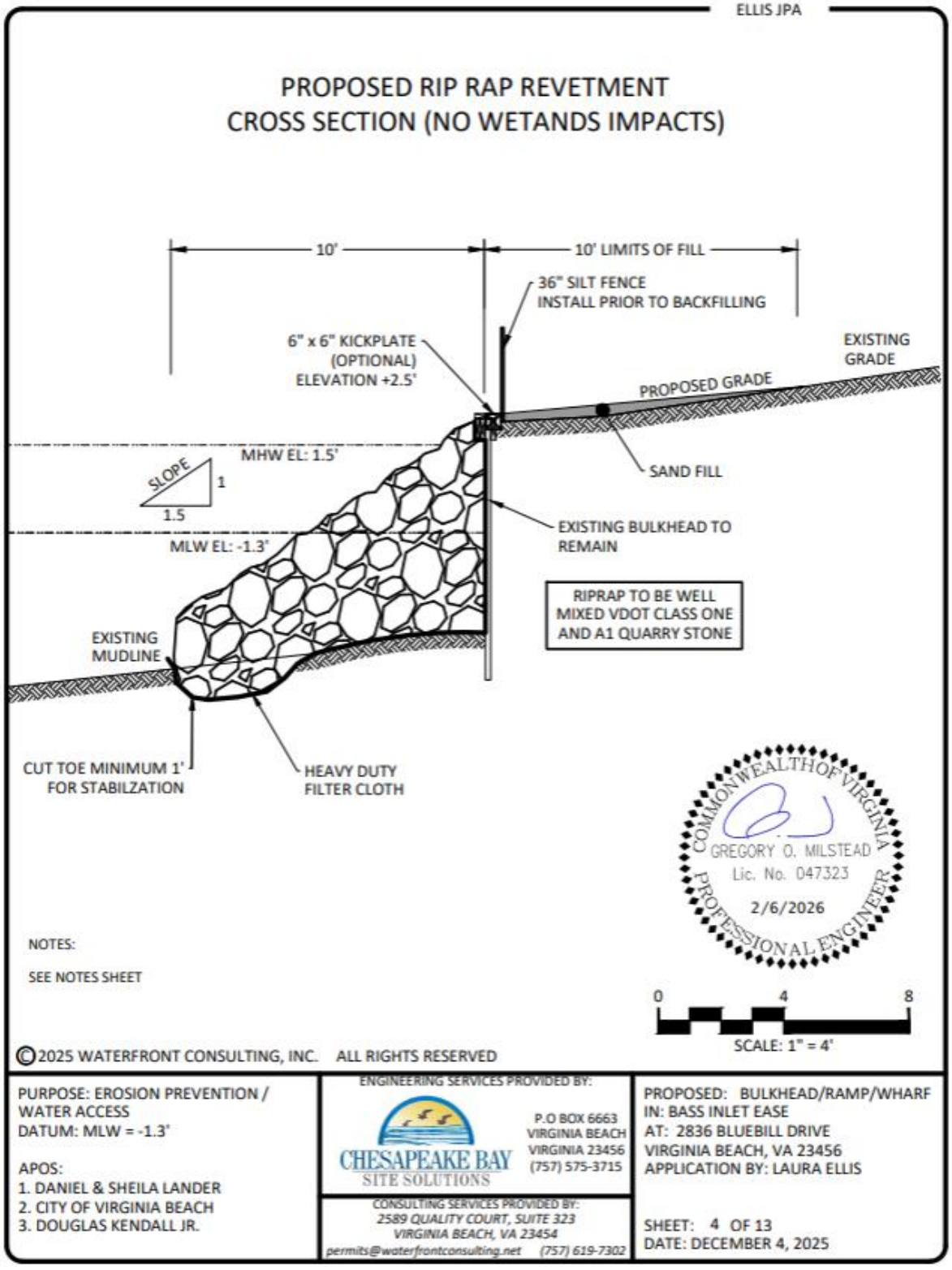
Proposed Improvements



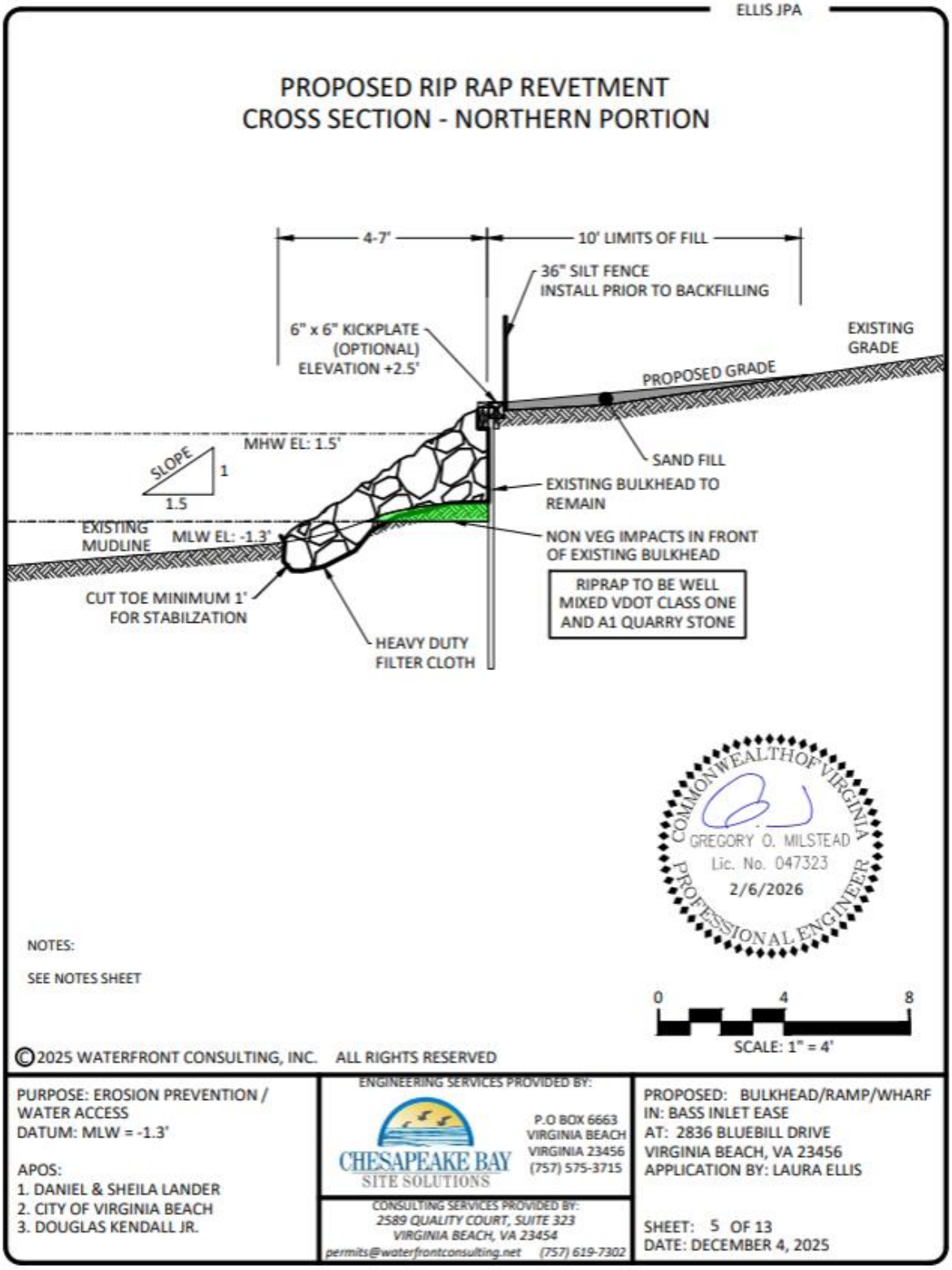
Proposed Improvements – Rip Rap Cross Section 1



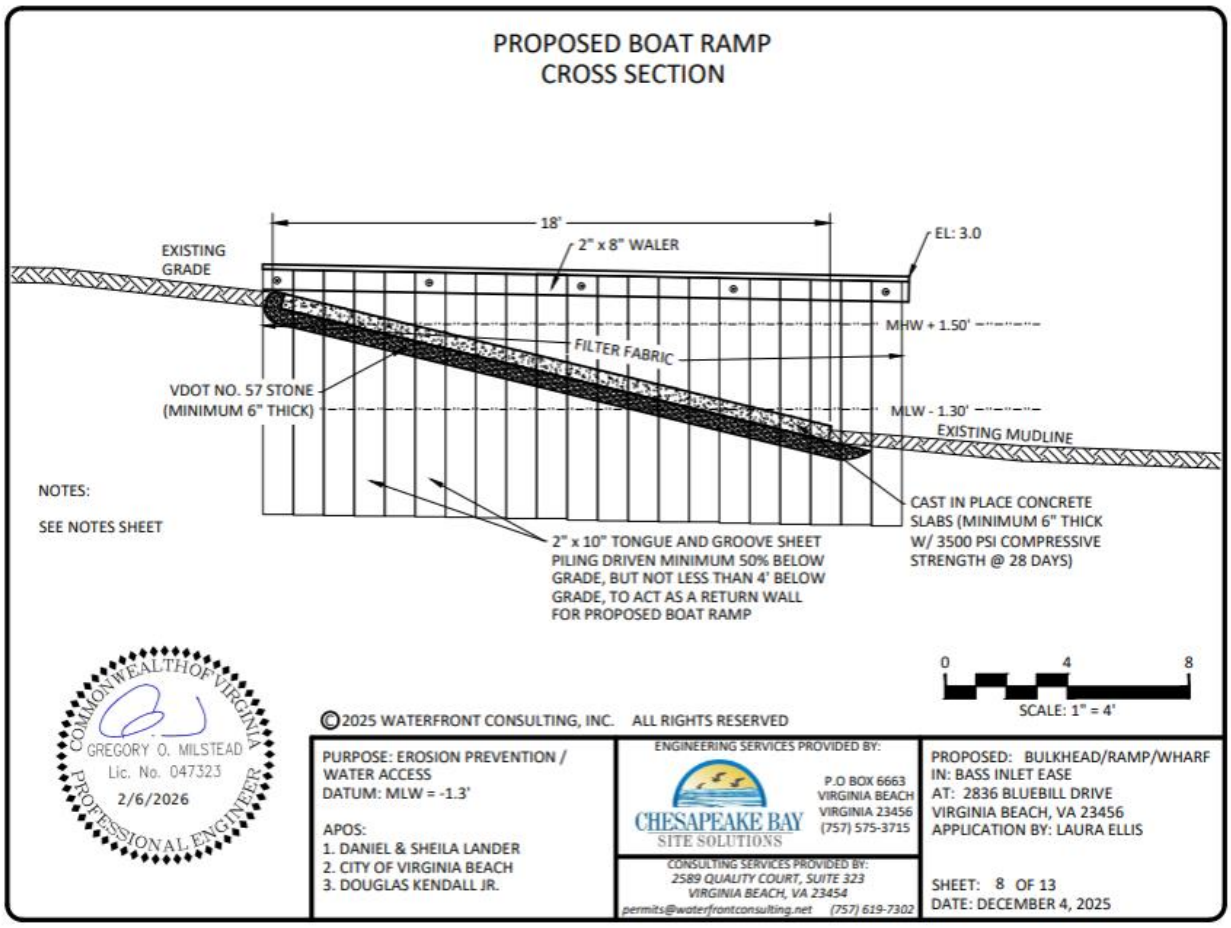
Proposed Improvements – Rip Rap Cross Section 2



Proposed Improvements – Rip Rap Cross Section 3



Proposed Improvements – Cross Section at Boat Ramp



Site Photos





Site Photos





Docusign Envelope ID: 7270F83A-6A3B-4E03-8F25-0DC4A85B3005

CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Laura May Ellis**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (●)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

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Disclosure Statement – Page 2

Docusign Envelope ID: 7270F83A-6A3B-4E03-8F25-0DC4A85B3005

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	○	◉	
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Laura May Ellis	Signed by: [signature] 2B3316FDE [illegible]	12/5/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 2/2/2026

Whitney McNamara	Whitney McNamara	2/2/2026
Staff Name (Print)	Staff Signature	Date

Received by VMRC January 7, 2026 / Ira

Agenda Item 3

Application Number: 2026-WTRA-00001
Applicant: Ramanlal K. & Nayanaben R. Patel
Wetlands Board Public Hearing: February 19, 2026
City Council: District 5 (Wilson)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

524 Kerry Lane

GPIN

2426-29-3345

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and return walls involving wetlands.

Waterway

Lake Wesley

Subdivision

Croatan Beach

Impacts

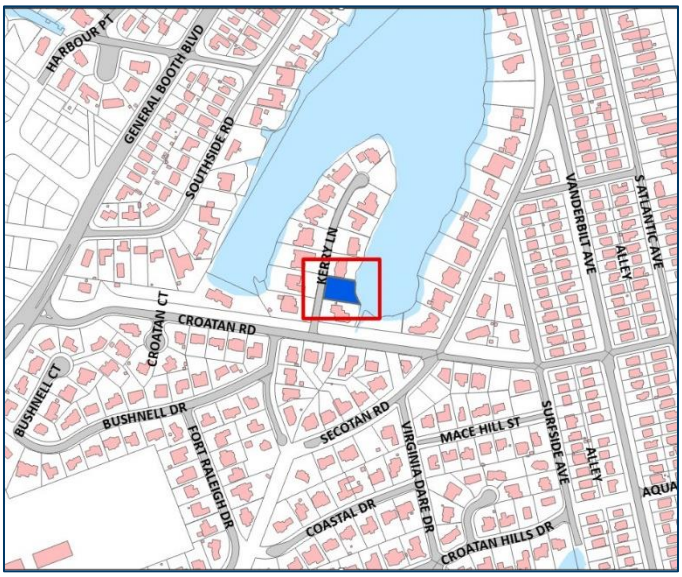
Vegetated: 180 square feet
Non-Vegetated: 22 square feet
Overall length of proposed structures: 100 linear feet of bulkhead, (2) 2 linear-foot return walls
Volume of Backfill: 23 cubic yards

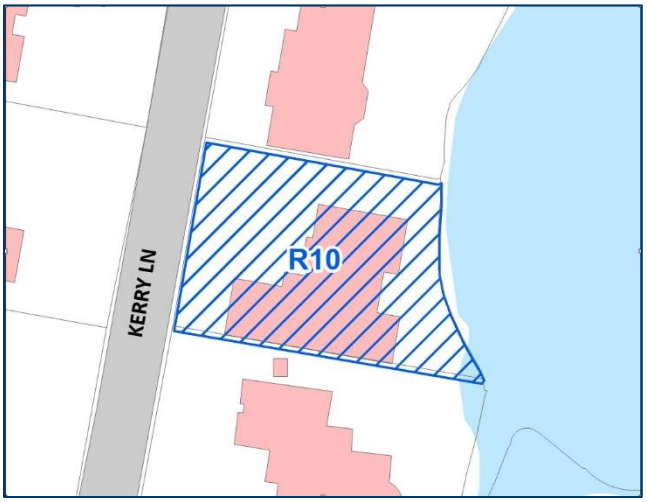
Proposed Mitigation and/or Compensation

Purchase credits from SWMP

Staff Recommendation

Approval as Modified





Wetlands Board Permit History

The property is located in the Atlantic Ocean Watershed. A Joint Permit Application was submitted in 2024 for the construction of a new bulkhead in the same footprint as the existing bulkhead to avoid impacts to wetlands. This application has since been withdrawn, because the proposed in-line replacement of the bulkhead would require removal and replacement of the patio and decking located at the rear of the property.

Summary of Proposal

The applicant is proposing to construct a 100 linear foot vinyl bulkhead and two 2 linear-foot return walls. Approximately 23 cubic yards of fill material will be used for the proposed project. The proposed bulkhead will be constructed no more than two feet channelward of the existing bulkhead. The proposed project will impact 180 square feet of vegetated wetlands and 22 square feet of non-vegetated wetlands. The applicant is proposing to purchase credits from the Virginia Stream and Wetland Mitigation Program (SWMP) to compensate for the impacts to non-vegetated and vegetated wetlands.

Evaluation & Staff Recommendations

The existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration. The applicant's agent indicated that a living shoreline is not appropriate on this property due to the height of the existing bulkhead and existing improvements on the lot. In addition, the existing patio extends to the bulkhead, and the residential structure is within five feet of the bulkhead on the northern end of the property. Therefore, there is not enough room to achieve the necessary grade required for a living shoreline.

Staff recommends that the proposed bulkhead from the pier to the terminus of the project at the northern end of the property be constructed no more than one foot channelward of the existing bulkhead to reduce overall impacts to vegetated and non-vegetated wetlands. See condition 1 below. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from SWMP as compensation for the vegetated and non-vegetated impacts.

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

1. The proposed bulkhead from the pier to the terminus of the project at the northern end of the property shall be constructed no more than one foot channelward of the existing bulkhead.

2. Revised plans shall be submitted to the U.S. Army Corps of Engineers and shall ultimately be 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 Virginia Marine Resources Commission. The Virginia Marine Resources 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.

Site Aerial Map



Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to construct 100 LF of new vinyl bulkhead as close to the existing deteriorating timber bulkhead as possible, a maximum of two feet, for maintenance.

   The 180 SF of VW and 22 SF of NVW will be mitigated for by the purchase of credits at the the New Mill Creek Tidal Mitigation Bank.

   The volume of backfill below MHW is approximately 22.4 cubic yards.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 0 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 180 square feet
   - Non-vegetated wetlands 22 square feet
   - Subaqueous bottom 0 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
   NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

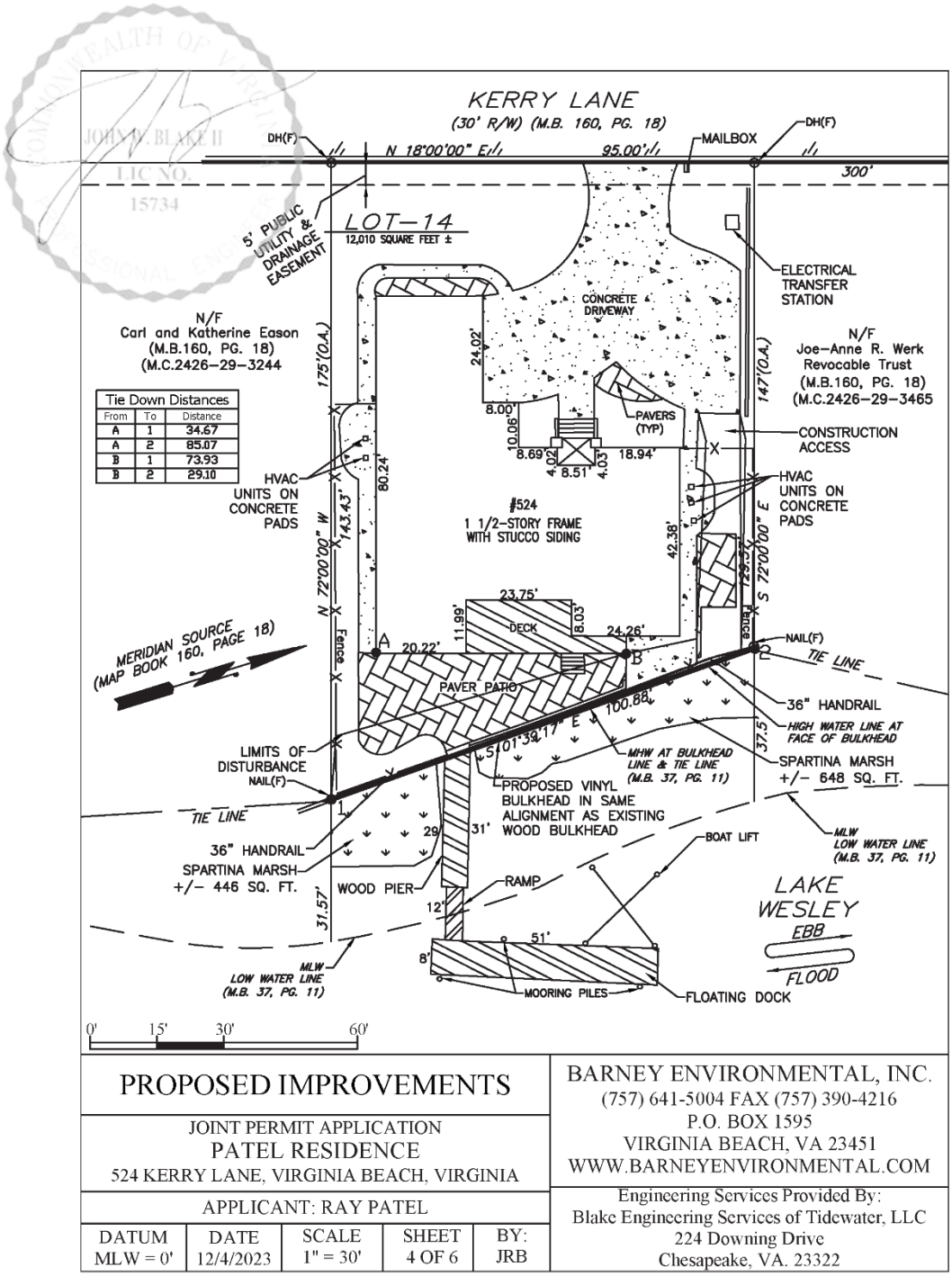
   Bulkhead: Vinyl Sheet Piles, Timber Piles and Walers, H.D. Galvanized Hardware, Backfill from an Approved Upland Source

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material_____ pounds per stone Class size _____
   Armor (outer layer) material _____ pounds per stone Class size _____

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

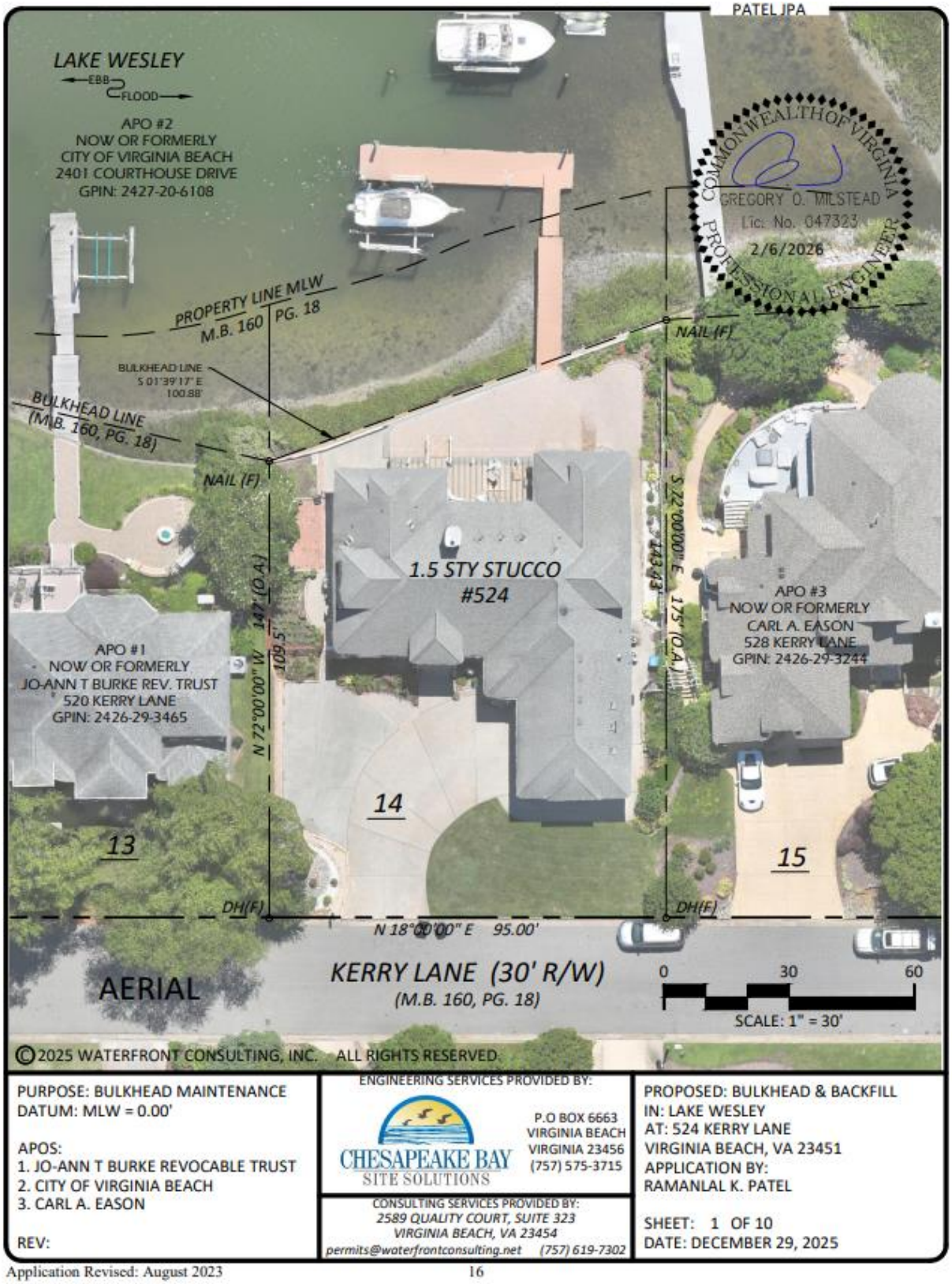


PROPOSED IMPROVEMENTS	BARNEY ENVIRONMENTAL, INC. (757) 641-5004 FAX (757) 390-4216 P.O. BOX 1595 VIRGINIA BEACH, VA 23451 WWW.BARNEYENVIRONMENTAL.COM
JOINT PERMIT APPLICATION PATEL RESIDENCE 524 KERRY LANE, VIRGINIA BEACH, VIRGINIA	
APPLICANT: RAY PATEL	Engineering Services Provided By: Blake Engineering Services of Tidewater, LLC 224 Downing Drive Chesapeake, VA. 23322

DATUM	DATE	SCALE	SHEET	BY:
MLW = 0'	12/4/2023	1" = 30'	4 OF 6	JRB

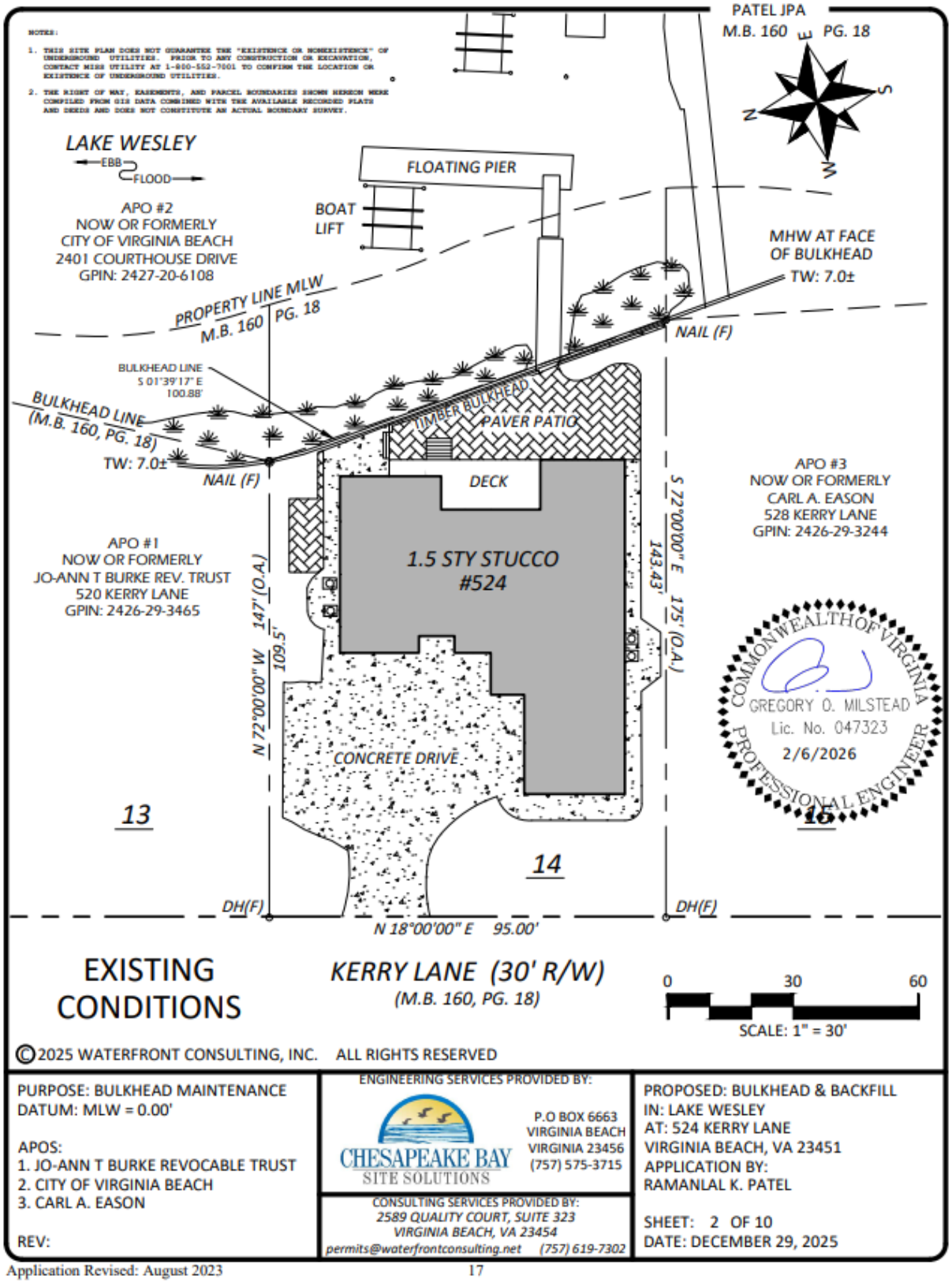
Received by VMRC December 20, 2023 /blh

Existing Conditions



Application Revised: August 2023 16

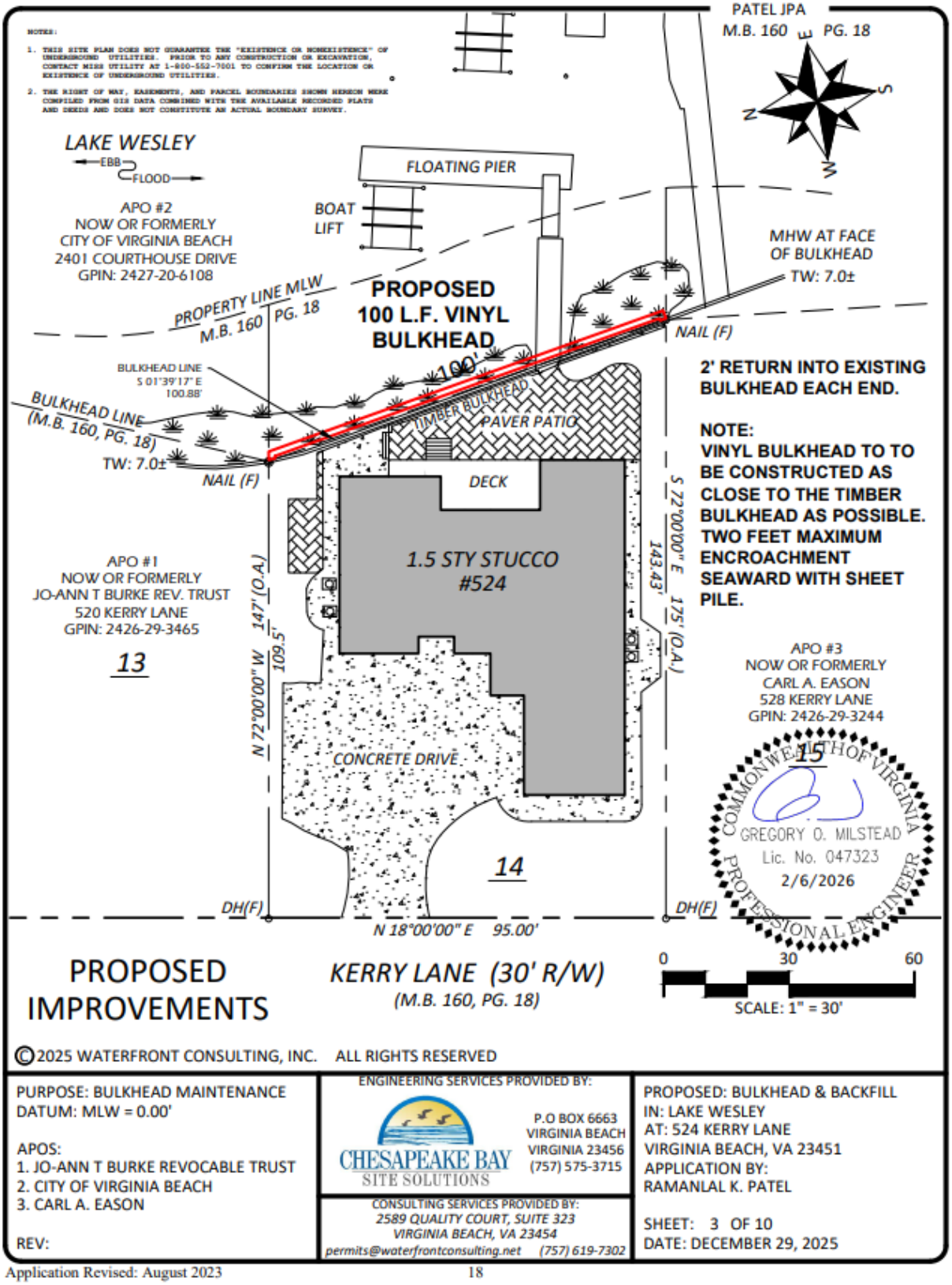
Existing Conditions



Application Revised: August 2023

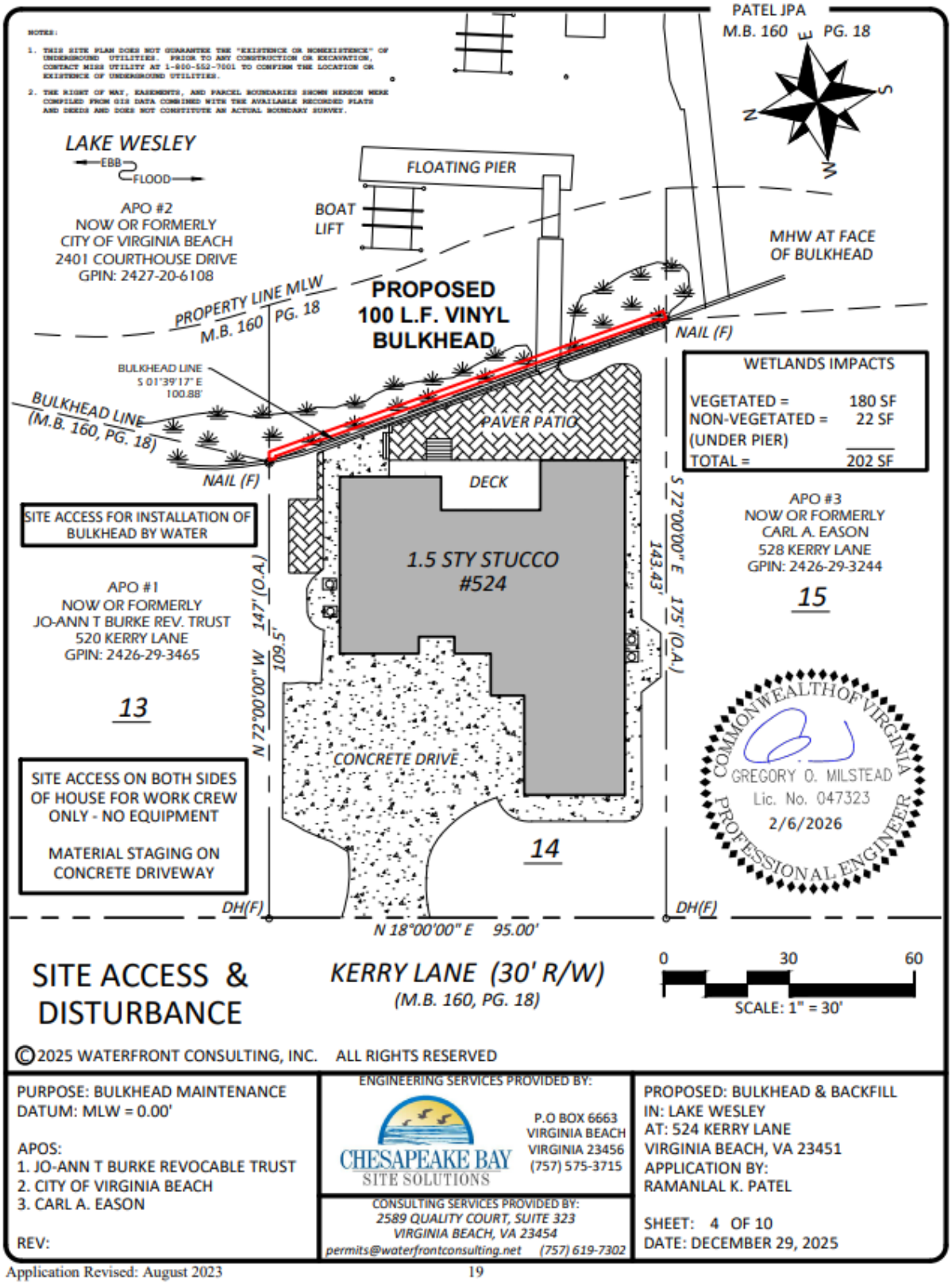
17

Proposed Improvements



Application Revised: August 2023 18

Proposed Wetlands Impacts

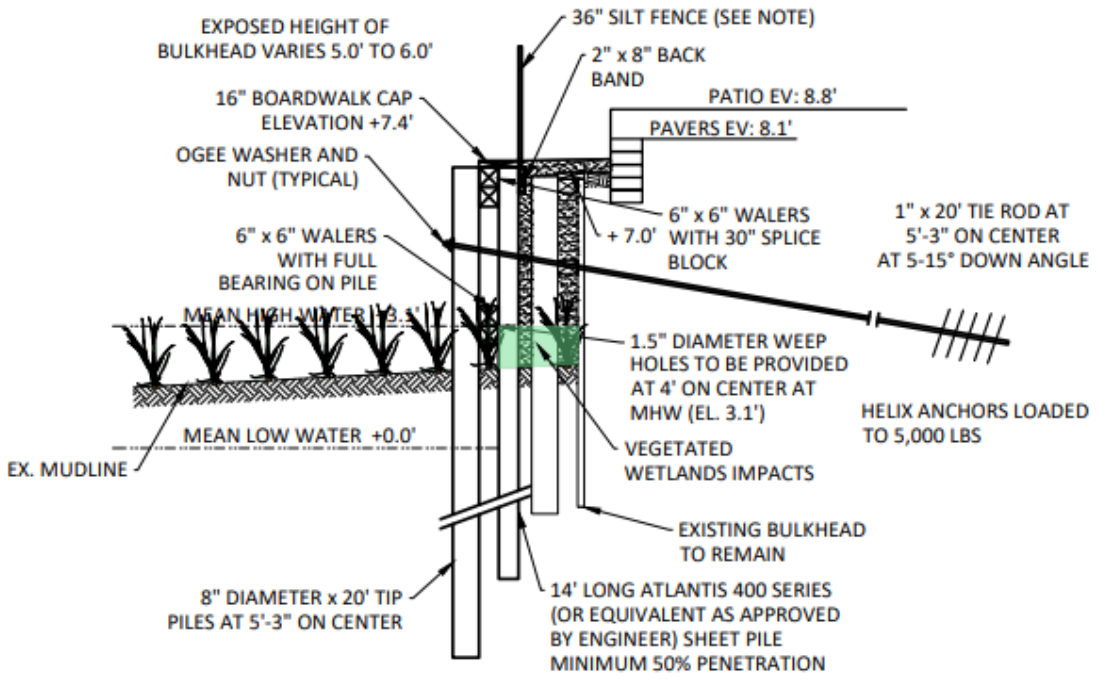


Application Revised: August 2023

Proposed Bulkhead Cross Section Vegetated Wetlands Impacts

PATEL JPA

PROPOSED BULKHEAD
CROSS SECTION
VEGETATED WETLANDS IMPACTS



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 - FINAL DESIGN BY OTHERS. BULKHEAD MATERIAL DIMENSIONS SHOWN ABOVE ARE THE MINIMUMS ACCEPTABLE BASED ON STANDARD DESIGN PRACTICES AND THE VISIBLE SITE CHARACTERISTICS. 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.

COMMONWEALTH OF VIRGINIA
GREGORY O. MILSTEAD
Lic. No. 047323
2/6/2026
PROFESSIONAL ENGINEER

0 4 8
SCALE: 1" = 4'

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PURPOSE: BULKHEAD MAINTENANCE
DATUM: MLW = 0.00'

APOS:
1. JO-ANN T BURKE REVOCABLE TRUST
2. CITY OF VIRGINIA BEACH
3. CARL A. EASON

REV:

ENGINEERING SERVICES PROVIDED BY:
CHESAPEAKE BAY SITE SOLUTIONS
P.O BOX 6663
VIRGINIA BEACH
VIRGINIA 23456
(757) 575-3715

CONSULTING SERVICES PROVIDED BY:
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

PROPOSED: BULKHEAD & BACKFILL
IN: LAKE WESLEY
AT: 524 KERRY LANE
VIRGINIA BEACH, VA 23451
APPLICATION BY:
RAMANLAL K. PATEL

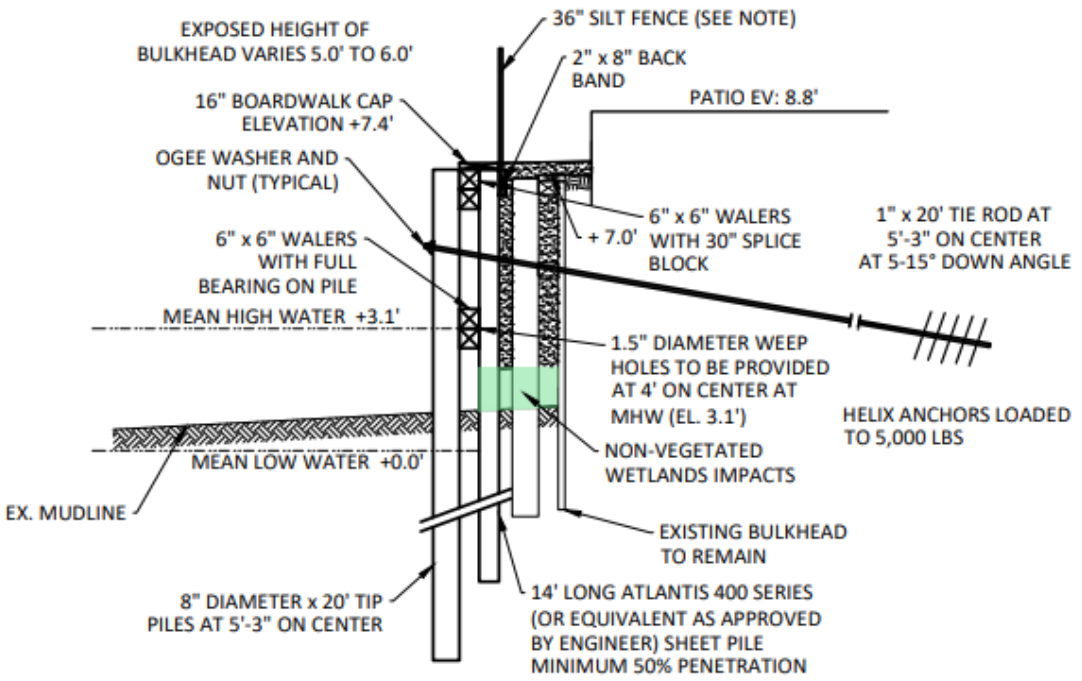
SHEET: 5 OF 10
DATE: DECEMBER 29, 2025

Application Revised: August 2023 20

Proposed Bulkhead Cross Section Non-Vegetated Wetlands Impacts

PATEL JPA

PROPOSED BULKHEAD
CROSS SECTION
NON-VEGETATED WETLANDS IMPACTS



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 - FINAL DESIGN BY OTHERS. BULKHEAD MATERIAL DIMENSIONS SHOWN ABOVE ARE THE MINIMUMS ACCEPTABLE BASED ON STANDARD DESIGN PRACTICES AND THE VISIBLE SITE CHARACTERISTICS. 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.

COMMONWEALTH OF VIRGINIA
GREGORY O. MILSTEAD
Lic. No. 047323
2/6/2026
PROFESSIONAL ENGINEER

0 4 8
SCALE: 1" = 4'

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PURPOSE: BULKHEAD MAINTENANCE
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PROPOSED: BULKHEAD & BACKFILL
IN: LAKE WESLEY
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RAMANLAL K. PATEL

SHEET: 6 OF 10
DATE: DECEMBER 29, 2025

Application Revised: August 2023 21

Site Photos





Site Photos





CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Ramanlal K. & Nayanaben R. Patel**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (●)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	◉	○	Southside Marine Services, LLC
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions, inc
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Ramanlal K. & Nayanaben R. Patel	Ramanlal K. Patel Nayanaben R Patel	12/30/25
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 1/19/26

Heaven Manning	Heaven Manning	1/19/26
Staff Name (Print)	Staff Signature	Date

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Agenda Item 4

Application Number: 2026-WTRA-00003
Applicant: Llewellyn E. Jalbert, Jr. & Teresa S. Jalbert
Wetlands Board Public Hearing: February 19, 2026
City Council: District 5 (Wilson)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

512 Kerry Lane

GPIN

2426-29-4613

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and return walls involving wetlands.

Waterway

Lake Wesley

Subdivision

Croatan Beach

Impacts

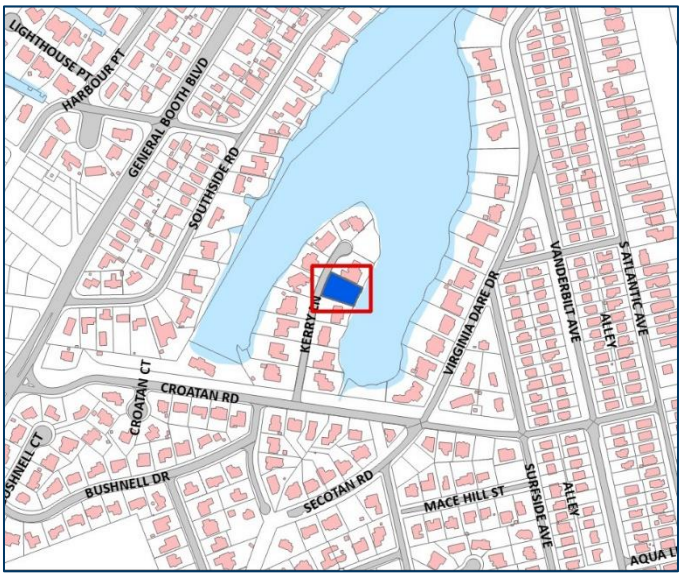
Vegetated: 150 square feet
Non-Vegetated: 13 square feet
Overall length of proposed structures: 84 linear feet of bulkhead, (2) two linear foot return walls
Volume of Backfill: 15 cubic yards

Proposed Mitigation and/or Compensation

Purchase credits from SWMP

Staff Recommendation

Approval as Modified





Wetlands Board Permit History

The property is located in the Atlantic Ocean Watershed. A Joint Permit Application was submitted in 2014 for the installation of two floating piers and mooring piles outside of the Wetlands Board's jurisdiction.

Summary of Proposal

The applicant is proposing to construct an 84 linear foot vinyl bulkhead and two 2 linear foot return walls. Approximately 15 cubic yards of fill material will be used for the proposed project. The proposed bulkhead will be constructed no more than two feet channelward of the existing bulkhead. The proposed project will impact 150 square feet of vegetated wetlands and 13 square feet of non-vegetated wetlands. The applicant is proposing to purchase credits from the Virginia Stream and Wetland Mitigation Program (SWMP) to compensate for the impacts to non-vegetated and vegetated wetlands.

Evaluation & Staff Recommendations

The existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration with minor pockets of settling due to erosion behind the bulkhead. The applicant's agent indicated that a living shoreline is not appropriate on this property due to the height of the bulkhead and topography of the lot.

Staff recommends that the proposed bulkhead be constructed no more than one foot channelward of the existing bulkhead to reduce overall impacts to vegetated and non-vegetated wetlands. See condition 1 below. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from SWMP as compensation for the vegetated and non-vegetated impacts.

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

1. The proposed bulkhead shall be constructed no more than one foot channelward of the existing bulkhead.

2. Revised plans shall be submitted to the U.S. Army Corps of Engineers and shall ultimately be 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 Virginia Marine Resources Commission. The Virginia Marine Resources 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.

Site Aerial Map



Docusign Envelope ID: 846C7CD4-3E59-44D7-AC23-80FF0A671BA1

Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to construct 84 LF of new vinyl bulkhead as close to the existing deteriorating timber bulkhead as possible, a maximum of two feet, for maintenance.

   The 150 SF of VW and 13 SF of NVW will be mitigated for by the purchase of credits at the the New Mill Creek Tidal Mitigation Bank.

   The volume of backfill below MHW is approximately 15 cubic yards.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 0 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 150 square feet
   - Non-vegetated wetlands 13 square feet
   - Subaqueous bottom 0 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
   NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

   Bulkhead: Vinyl Sheet Piles, Timber Piles and Walers, H.D. Galvanized Hardware, Backfill from an Approved Upland Source

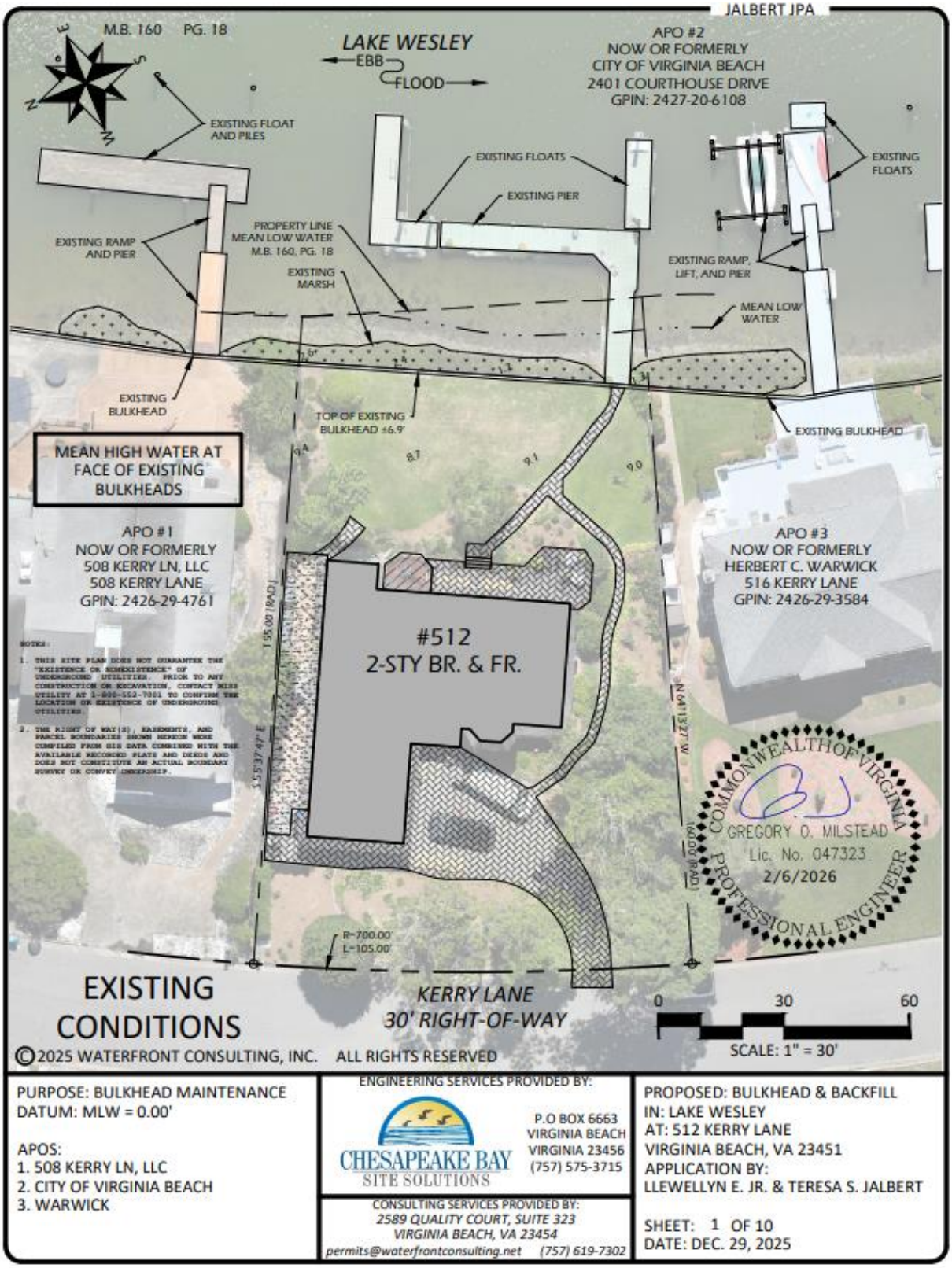
6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material_____ pounds per stone Class size _____
   Armor (outer layer) material _____ pounds per stone Class size _____

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

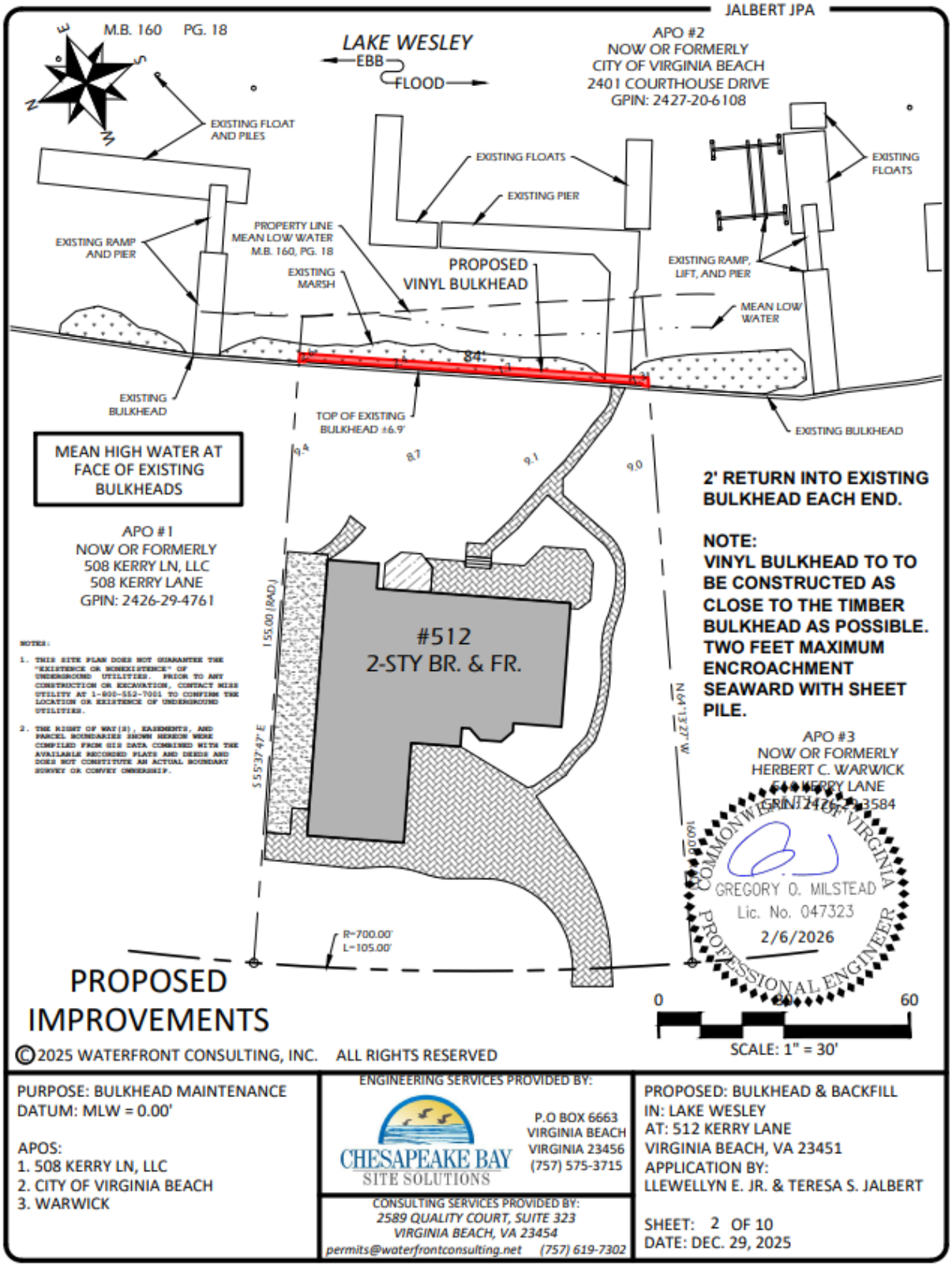
   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

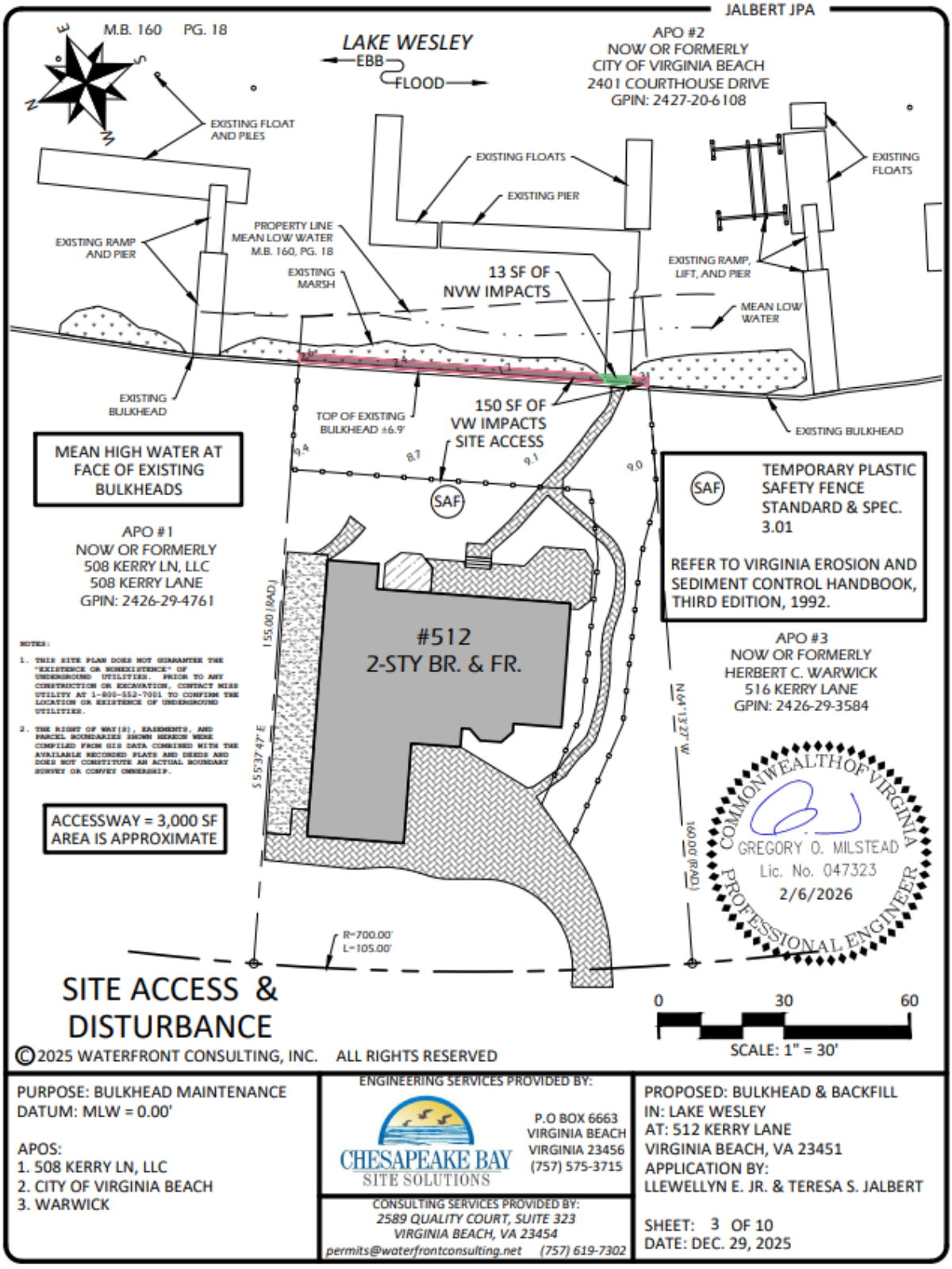
Existing Conditions



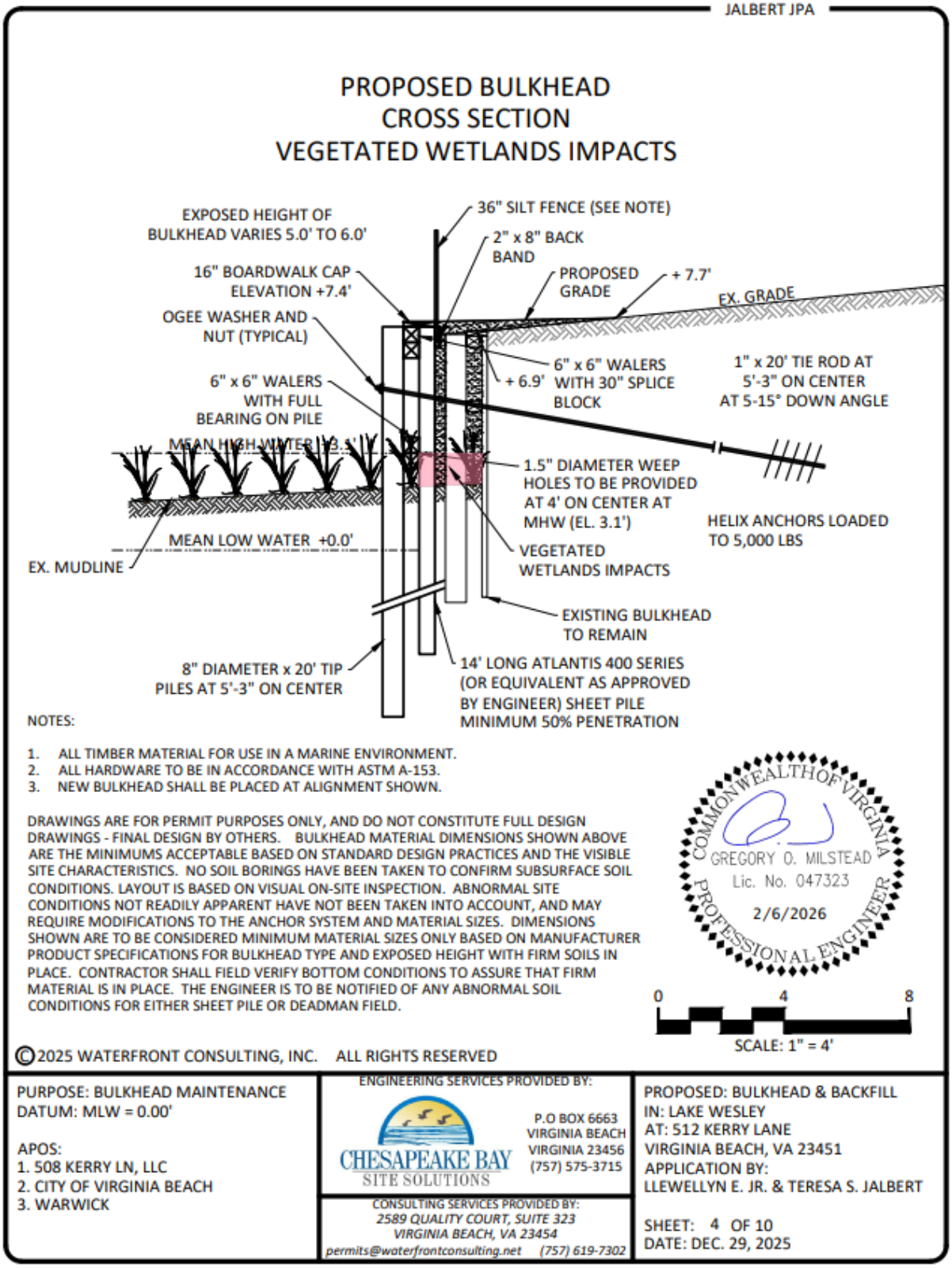
Proposed Improvements



Proposed Wetlands Impacts



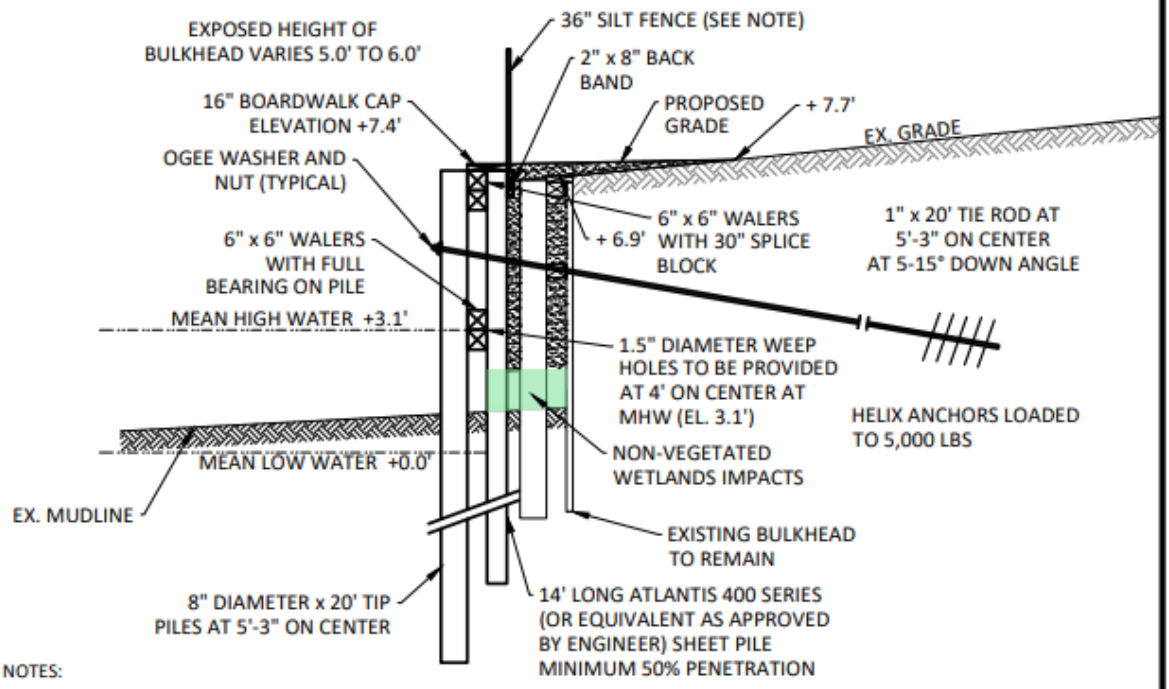
Proposed Bulkhead Cross Section Vegetated Wetlands Impacts



Proposed Bulkhead Cross Section Non-vegetated Wetlands Impacts

JALBERT JPA

PROPOSED BULKHEAD
CROSS SECTION
NON-VEGETATED WETLANDS IMPACTS



NOTES:

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2. ALL HARDWARE TO BE IN ACCORDANCE WITH ASTM A-153.
3. NEW BULKHEAD SHALL BE PLACED AT ALIGNMENT SHOWN.

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COMMONWEALTH OF VIRGINIA
GREGORY O. MILSTEAD
Lic. No. 047323
2/6/2026
PROFESSIONAL ENGINEER

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SCALE: 1" = 4'

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PURPOSE: BULKHEAD MAINTENANCE
DATUM: MLW = 0.00'

APOS:
1. 508 KERRY LN, LLC
2. CITY OF VIRGINIA BEACH
3. WARWICK

ENGINEERING SERVICES PROVIDED BY:
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P.O BOX 6663
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VIRGINIA 23456
(757) 575-3715

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permits@waterfrontconsulting.net (757) 619-7302

PROPOSED: BULKHEAD & BACKFILL
IN: LAKE WESLEY
AT: 512 KERRY LANE
VIRGINIA BEACH, VA 23451
APPLICATION BY:
LLEWELLYN E. JR. & TERESA S. JALBERT

SHEET: 5 OF 10
DATE: DEC. 29, 2025

Site Photos





Site Photos





Docusign Envelope ID: 846C7CD4-3E59-44D7-AC23-80FF0A671BA1

CITY OF VIRGINIA BEACH

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SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Llewellyn E. Jr & Teresa S. Jalbert**

Is Applicant also the Owner of the subject property? Yes (•) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (•) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (•)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (•)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (•)

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APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(X)	NA
Real Estate Broker/Agent/Realtor	( )	(•)	

Docusign Envelope ID: 846C7CD4-3E59-44D7-AC23-80FF0A671BA1

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	X	NA
Architect/Designer/Landscape Architect/Land Planner	○	●	
Construction Contractor	●	○	Southside Marine Services LLC
Engineer/Surveyor/Agent	●	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions
Legal Services	○	●	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Llewellyn E. Jr & Teresa S. Jalbert	DocuSigned by: 016B6E5D67D2405...	12/30/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

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FOR CITY USE ONLY:

No changes as of (date): 1/19/26

Heaven Manning	Heaven Manning	1/19/26
Staff Name (Print)	Staff Signature	Date

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Agenda Item 5

Application Number: 2026-WTRA-00004
Applicant: Amir Hajimomenian
Wetlands Board Public Hearing: February 19, 2026
City Council: District 8 (Cummings)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

2389 Haversham Close

GPIN

2409-14-7744

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and return walls involving wetlands.

Waterway

Ferebee Cove

Subdivision

Broad Bay Point Greens

Impacts

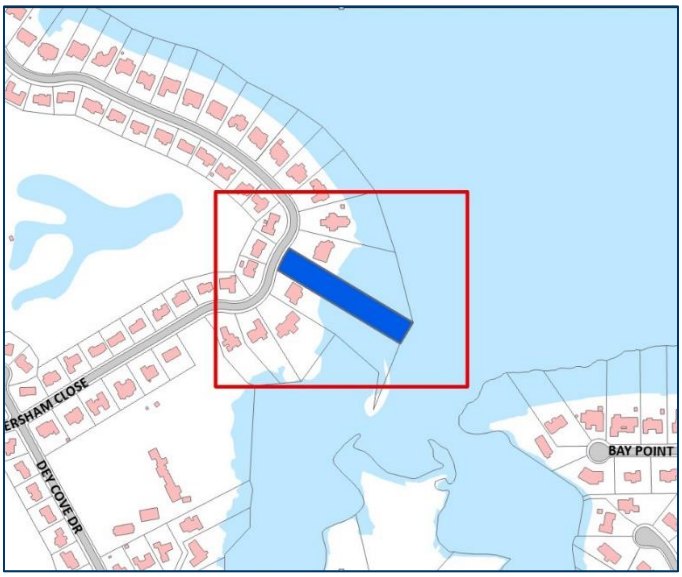
Vegetated: 72 square feet
Non-Vegetated: 123 square feet
Subaqueous: 4 square feet
Overall length of proposed structures: 102 linear feet of bulkhead, 2 linear foot return wall
Volume of Backfill: 12 cubic yards

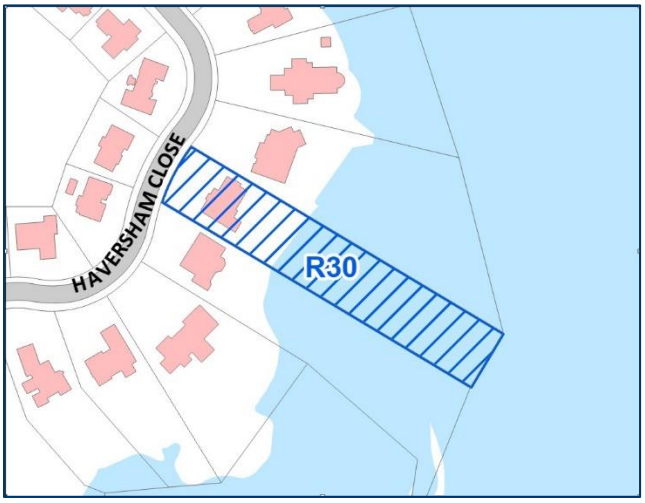
Proposed Mitigation and/or Compensation

Purchase credits in a wetlands bank

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. A Chesapeake Bay Preservation Area (CBPA) variance request to construct a swimming pool and patio, pool house, retaining walls, fill, and gravel path was granted on June 28, 2010.

In July 2023, a Joint Permit Application (JPA) was submitted to construct a rip rap revetment, groin wall, pier, and boat lift. The Wetlands Board approved an indefinite deferral of the project request on September 18, 2023. The property has since been purchased by a new property owner, who is ready to move forward with stabilizing the shoreline.

The following JPAs were submitted for projects outside of the Wetlands Board's jurisdiction:

- 2013 – Request to install a floating dock.
- 2010 – Request to make pier repairs and replace the boat lift in the same location.

Summary of Proposal

The applicant is proposing to construct a 102 linear foot vinyl bulkhead and a 2 linear foot return wall at the northern end of the bulkhead. Approximately 12 cubic yards of fill material will be used for the proposed project. The proposed bulkhead will be constructed no more than two feet channelward of the existing bulkhead. The proposed project will impact 72 square feet of vegetated wetlands and 123 square feet of non-vegetated wetlands. The applicant is proposing to purchase credits from a mitigation bank to compensate for the impacts to wetlands.

Evaluation & Staff Recommendations

Staff concurs that the proposed bulkhead is warranted for this property, as the existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration along the seaward side of the structure. The applicant's agent indicated that a living shoreline is not appropriate on this property due to the height of the existing bulkhead and the existing improvements on the lot. It was determined that rip rap was unsuitable due to excessive wetlands impacts and the location of the dredged channel. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from a mitigation bank as compensation for the vegetated and non-vegetated impacts.

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

1. Mitigation for impacts to wetlands will be made by purchasing credits through an approved mitigation bank. If credits are not available through an approved mitigation bank, the use of an approved in-lieu fee program, such as the Virginia Stream and Wetland Mitigation Program (SWMP) is permitted.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources 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.

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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.

Site Aerial Map



Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The proposed 102 LF bulkhead with a 2 LF return wall will require (21) 10" diameter timber piles that will be driven via barge mounted vibratory hammer.

   There will be approximately 0.005 acres of impacts and approximately 12 CY's of sand back fill below the plane of MHW.

   It will impact approximately 72 SF of vegetated wetlands and 123 SF of non-vegetated wetlands. Mitigation credits for the wetlands impacts shall be purchased from the Mill Creek Tidal Mitigation Bank.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 2 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 72 square feet
   - Non-vegetated wetlands 123 square feet
   - Subaqueous bottom 4 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

Vinyl Sheet Pile supplied by manufacturer. Sand backfill to be clean, debris free, sand supplied from an approved upland borrow pit.

Timber materials – marine exposure
All timber materials used in this marine environment shall be preservative-treated in accordance with the most recent version of the American Wood Protection Association AWPA standards.

Hardware Corrosion Protection
All hardware shall be hot-dip galvanized in accordance with ASTM A153, Class C or better.

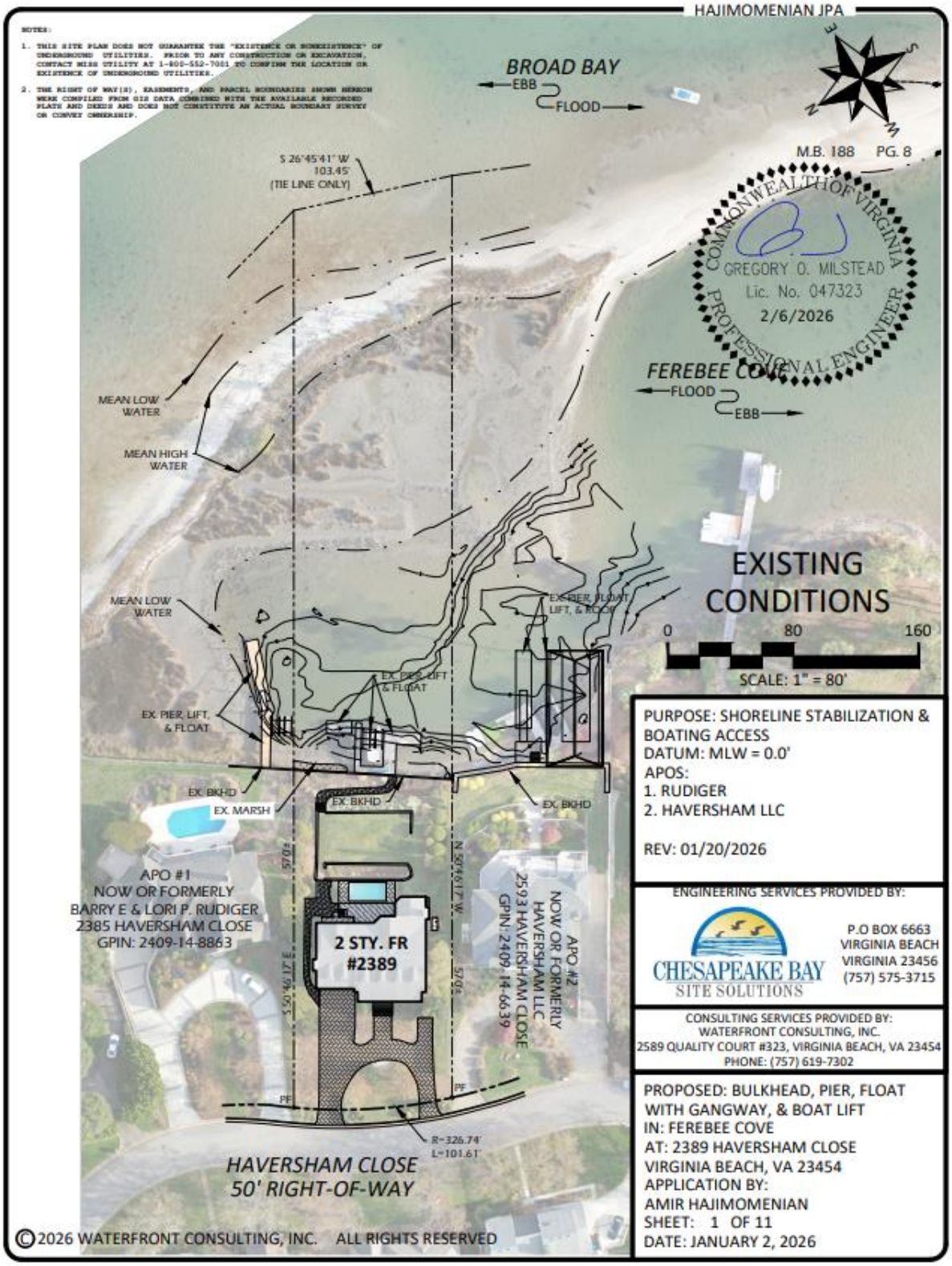
6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
Core (inner layer) material_____ pounds per stone Class size _____
Armor (outer layer) material _____ pounds per stone Class size _____

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

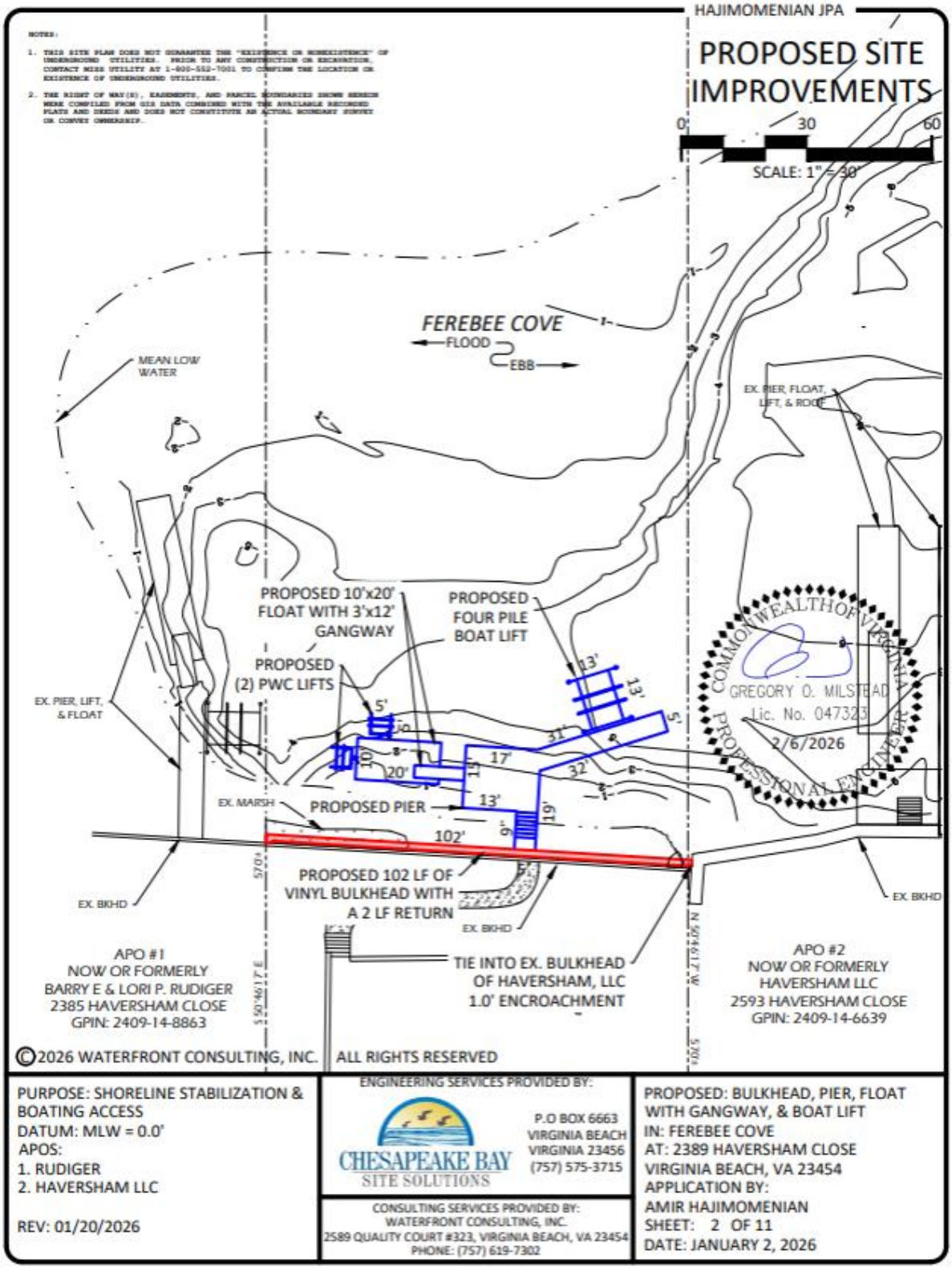
- Volume of material
  _____ cubic yards channelward of mean low water
  _____ cubic yards landward of mean low water
  _____ cubic yards channelward of mean high water
  _____ cubic yards landward of mean high water
- Area to be covered
  _____ square feet channelward of mean low water
  _____ square feet landward of mean low water
  _____ square feet channelward of mean high water
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- Source of material, composition (e.g. 90% sand, 10% clay):_____
- Method of transportation and placement:

  _____
- Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

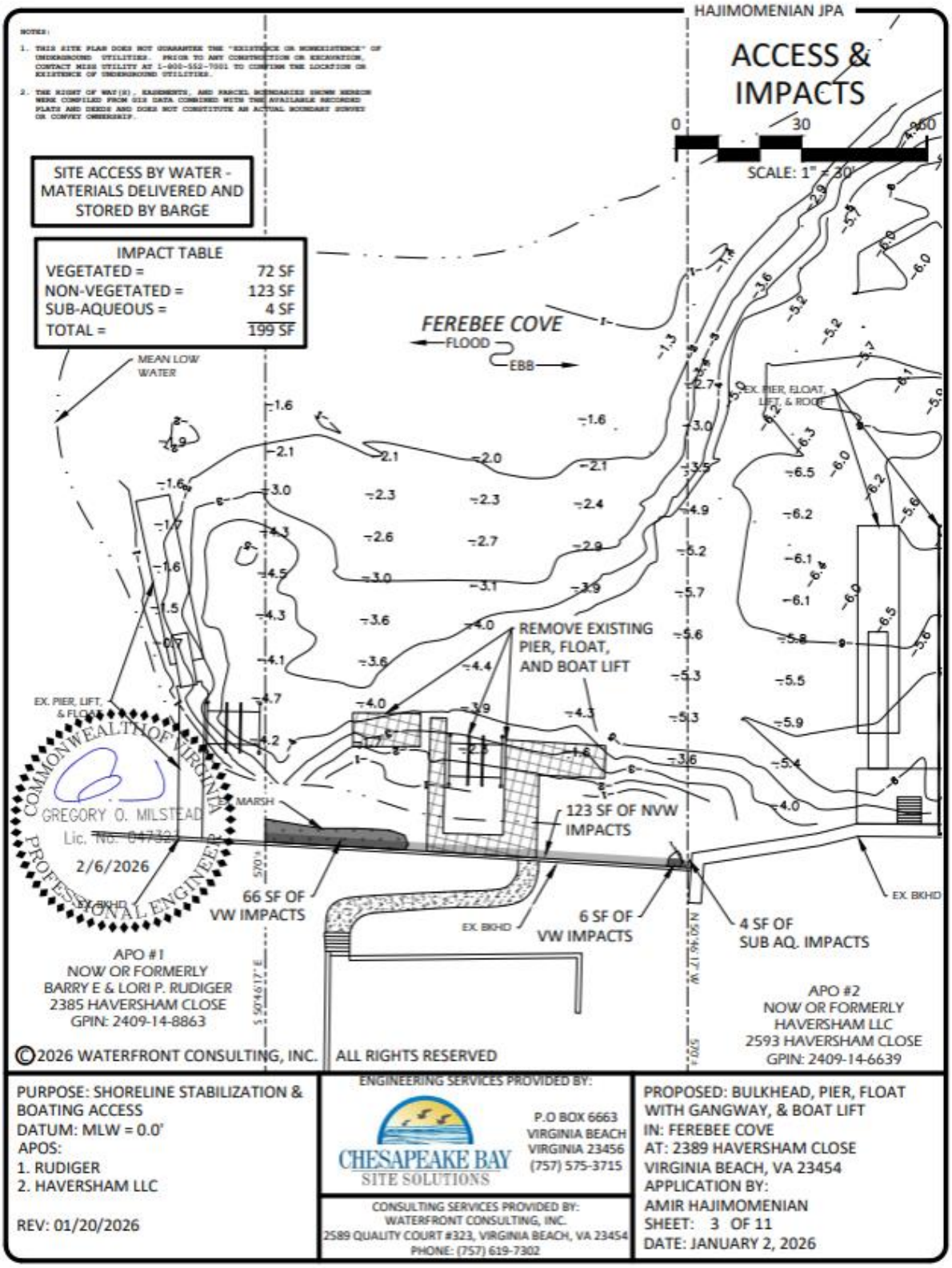
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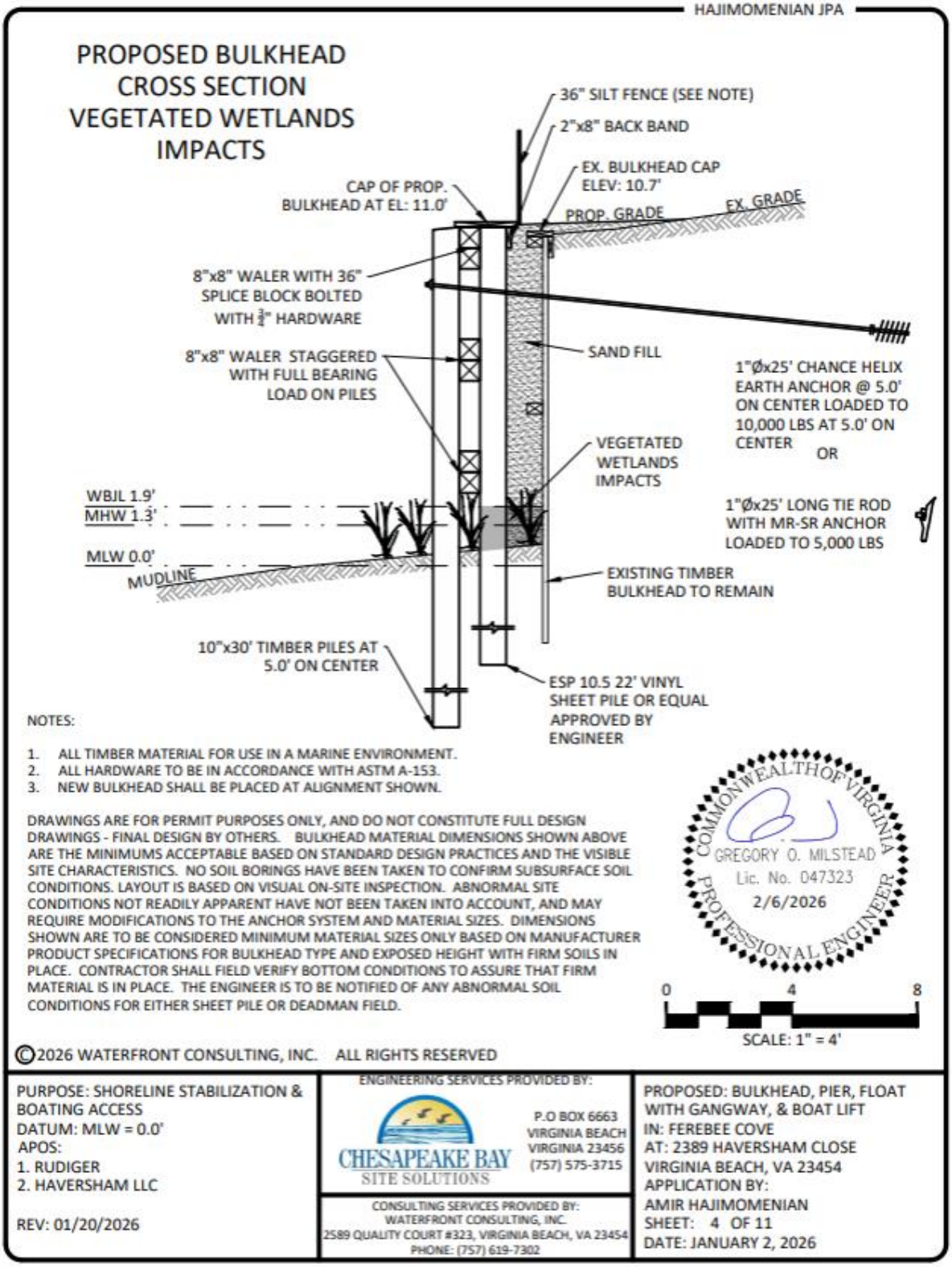
Proposed Improvements



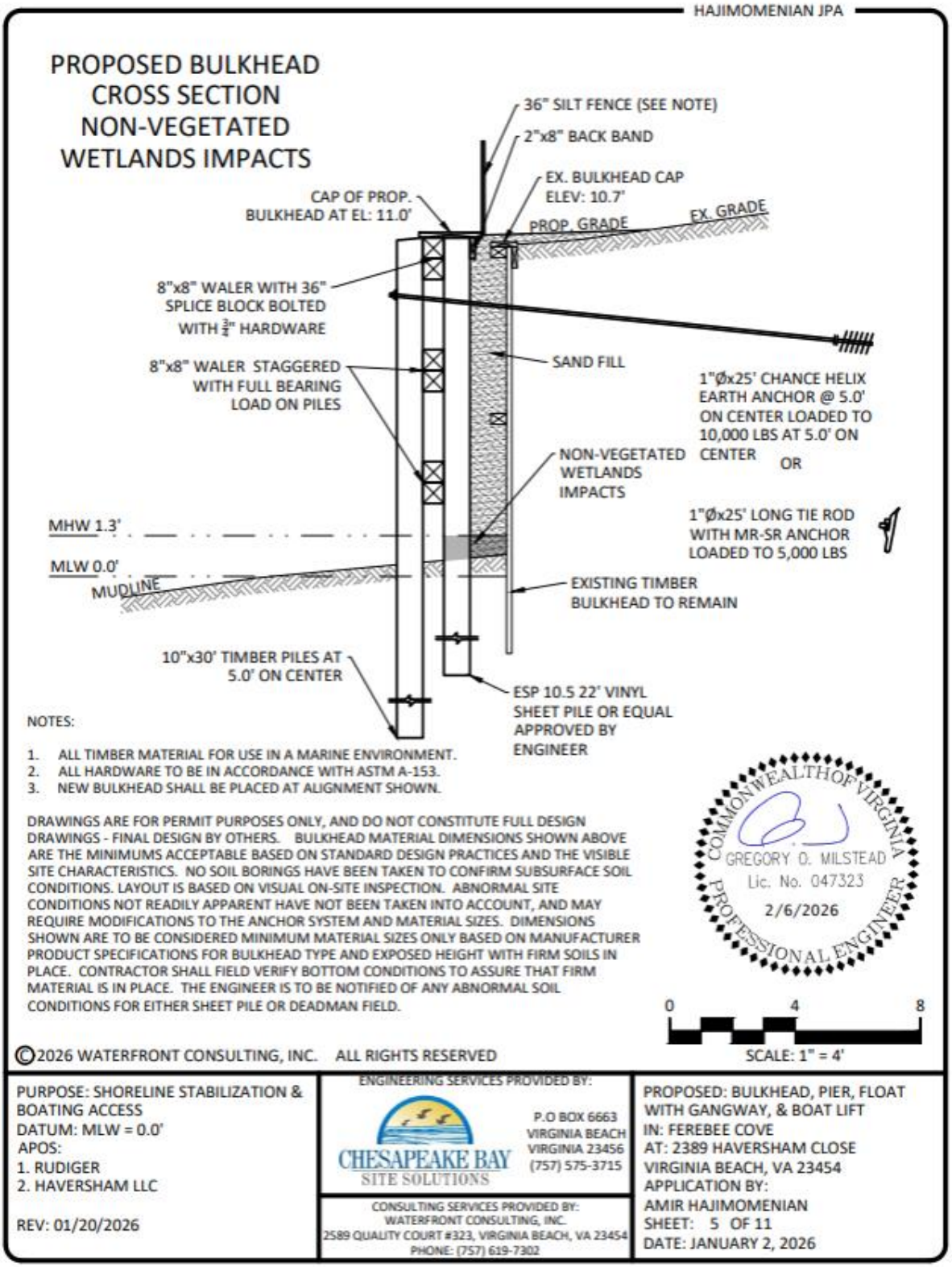
Proposed Wetlands Impacts



Proposed Bulkhead Cross Section Vegetated Wetlands Impacts



Proposed Bulkhead Cross Section Non-vegetated Wetlands Impacts



Site Photos





Site Photos





CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Amir Hajimomenian**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (●)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

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APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	(●)	( )	Southern Bank and Trust Company
Real Estate Broker/Agent/Realtor	( )	(●)	

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SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	◉	○	Hodges & Hodges Enterprises
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Amir Hajimomenian	DocuSigned by: AMIR HAJIMOMENIAN BCAEE0C3058E4D0...	1/2/2026
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 1/21/2026

Heaven Manning	Heaven Manning	1/21/2026
Staff Name (Print)	Staff Signature	Date

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Agenda Item 6

Application Number: 2025-WTRA-00162
Applicant: Douglas G. Dickerson
Wetlands Board Public Hearing: February 19, 2026
City Council: District 6 (Remick)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

1204 Kamichi Court

GPIN

2418-42-7691

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and return walls involving wetlands.

Waterway

Linkhorn Bay

Subdivision

Birdneck Point

Impacts

Vegetated: 111 square feet
Non-Vegetated: 158 square feet
Subaqueous: 384 square feet
Overall length of proposed structures: 305 linear feet of bulkhead with a 15 linear foot and 67 linear foot return wall
Volume of Backfill: 40 cubic yards

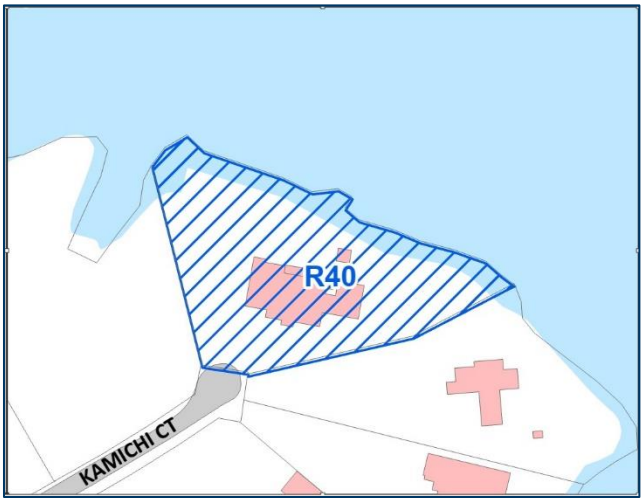
Proposed Mitigation and/or Compensation

Purchase credits in a wetlands bank

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

This property is located in the Chesapeake Bay Watershed. A Chesapeake Bay Preservation Area (CBPA) Board Variance was granted in April 1995 to construct a single-family home, deck, pool, and driveway.

In June 2021, the Wetlands Board approved an application from the property owner of 1200 Kamichi Court to construct a rip rap revetment, rip rap sill, and plant vegetation. The rip rap sill and plantings extended from 1200 Kamichi Court to 1204 Kamichi Court. A permit was issued and the project was constructed. In July 2022, the Wetlands Board approved an application to construct a bulkhead and return walls. This application was approved; however, a permit was never issued, and the approval expired.

Summary of Proposal

The applicant is proposing to construct a new 305 linear foot vinyl bulkhead with a 15 linear foot return wall at the western end of the project and a 67-foot-long return wall at the eastern end of the project. The proposed bulkhead will be constructed two feet channelward of the existing bulkhead. Approximately 40 cubic yards of backfill will be used for the project. Three trees will be removed for the proposed project. The proposed project will impact 111 square feet of vegetated wetlands and 158 square feet of non-vegetated wetlands, including 11 square feet of non-vegetated rock habitat at the eastern end of the project. The applicant proposes to mitigate the wetlands impacts by purchasing credits from a mitigation bank.

Evaluation & Staff Recommendations

The existing bulkhead is showing signs of wear with minor pockets of settling due to erosion behind the bulkhead. The applicant's agent provided that a living shoreline is not appropriate on this property due to the height of the existing bulkhead and existing improvements on the lot. Staff agrees with the applicant's agent that the height of the bulkhead and proximity of the pool make a living shoreline not feasible along this portion of the property. In addition, the property experiences significant north fetch and wave action. The applicant's agent included a note in the plans that the trees to be removed will be mitigated at a 1:1 ratio.

Staff recommends that the 67 linear foot return wall at the eastern end of the project be constructed no more than one foot channelward of the existing return wall to reduce impacts to vegetated and non-vegetated wetlands associated with the 2021 approved project, see condition 3 below. Because the proposed bulkhead will not create additional vegetated or non-vegetated wetlands, Staff supports the purchase of credits from a mitigation bank as compensation for the vegetated and non-vegetated wetlands impacts.

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

1. The proposed project requires an encroachment agreement with the City of Virginia Beach. Such an agreement shall be obtained prior to the release of a Wetlands Board Permit or issuance of a building permit.

2. Mitigation for impacts to wetlands will be made by purchasing credits through an approved mitigation bank. If credits are not available through an approved mitigation bank, the use of an approved in-lieu fee program, such as the Virginia Stream and Wetland Mitigation Program (SWMP) is permitted.

3. The 67 linear foot return wall at the eastern end of the project shall be constructed no more than one foot channelward of the existing return wall.

4. Revised plans shall be submitted to the U.S. Army Corps of Engineers and shall ultimately be 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 Virginia Marine Resources Commission. The Virginia Marine Resources 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.

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Site Aerial Map



Docusign Envelope ID: F45BE2E9-C0B2-4974-B71B-3250BCA6D6D2

Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

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1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to construct approximately 305 LF of vinyl bulkhead no more than 2 LF channelward of the existing failing timber bulkhead with a 15 & 67 LF return wall as shown in the permit drawings.

   There will be approximately 40 CYs of fill placed below the plane of MHW and approximately 0.02 acres of aquatic impact.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 2 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 111 square feet
   - Non-vegetated wetlands 158 square feet
   - Subaqueous bottom 384 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
   NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.
   Bulkhead: Vinyl sheet pile, timber piles and walers, H.D. galvanized hardware, backfill from an approved upland source

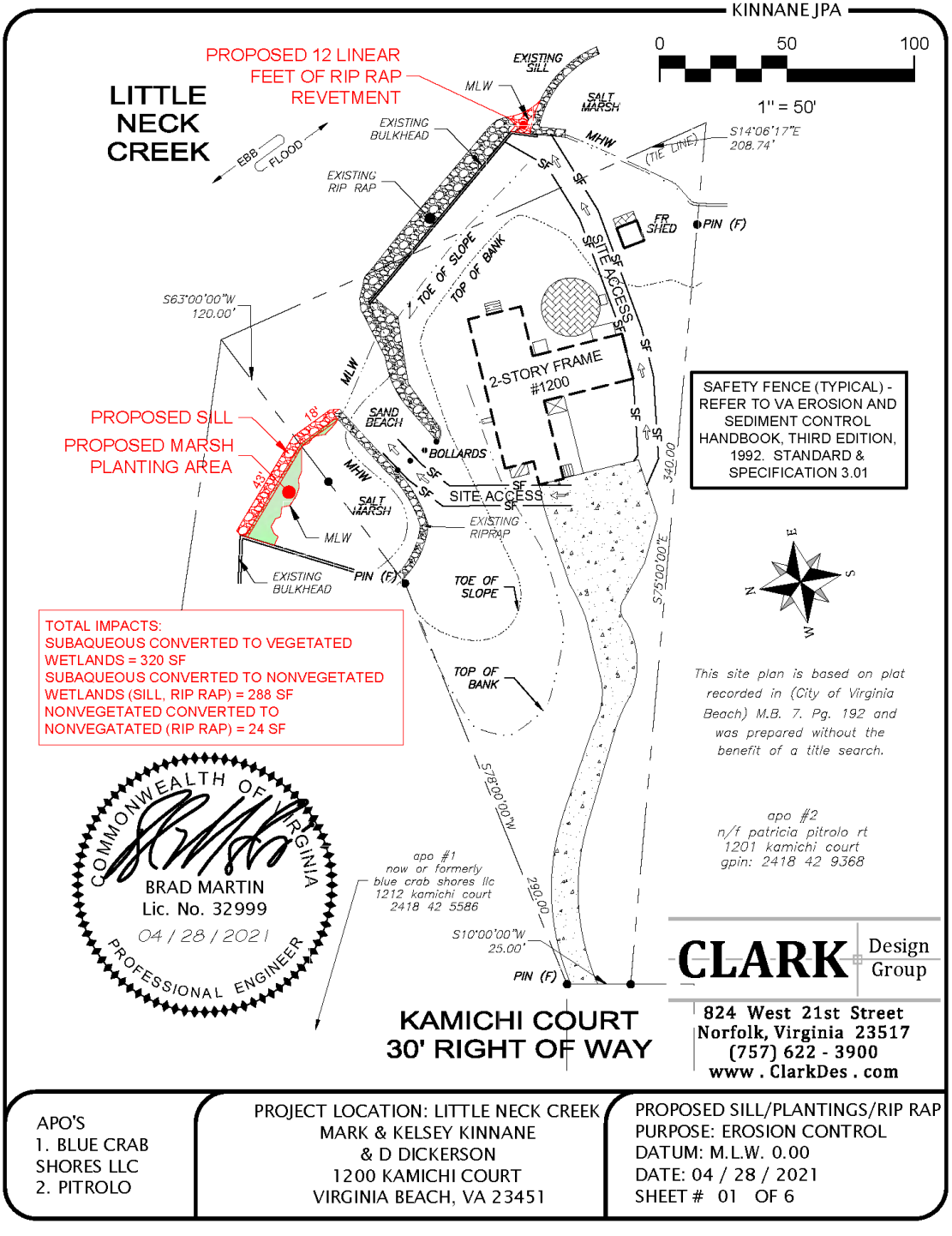
6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material_____ pounds per stone Class size _____
   Armor (outer layer) material _____ pounds per stone Class size _____

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

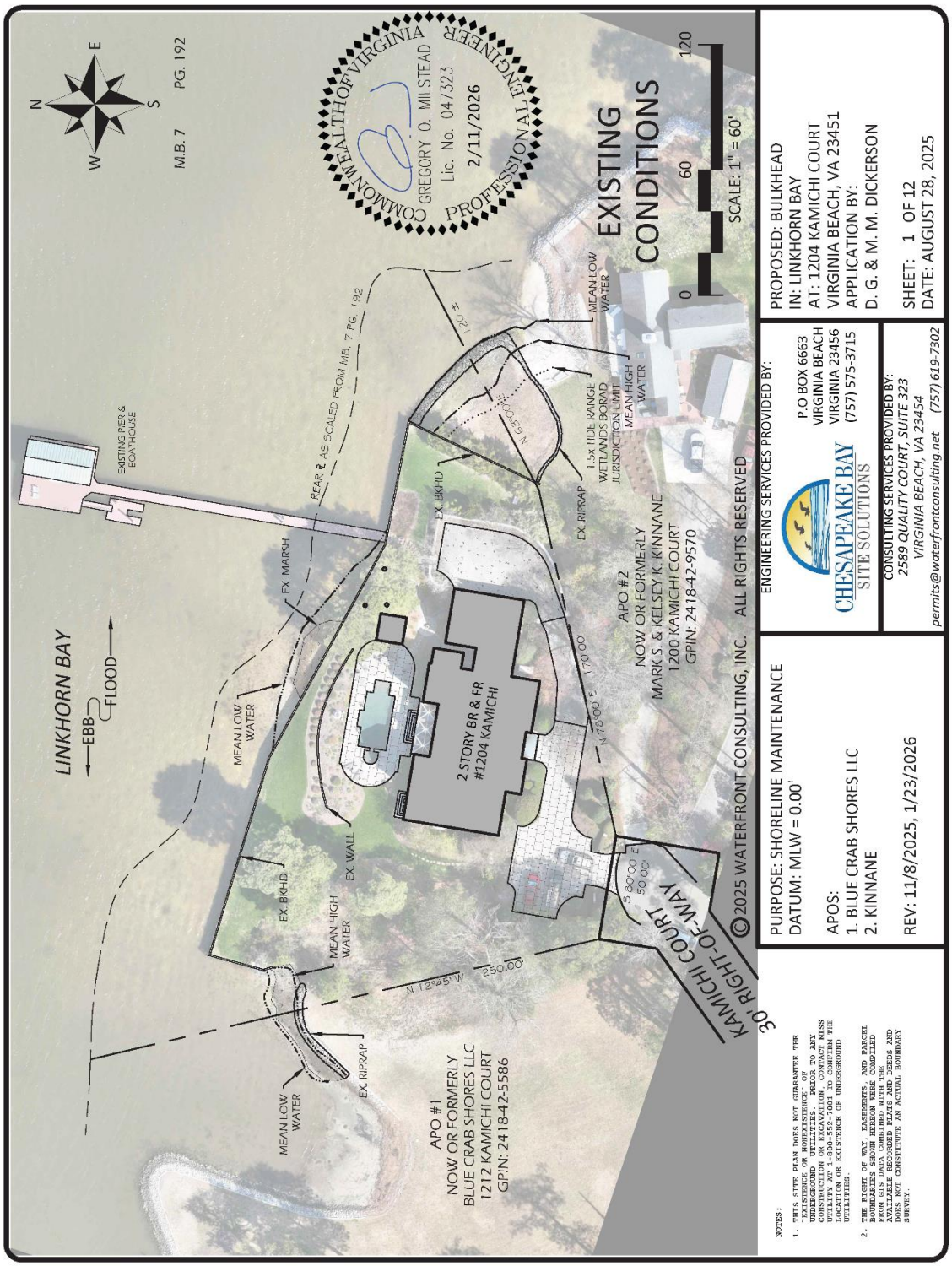
     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

2021 Wetlands Board Approved Project for 1200 and 1204 Kamichi Court

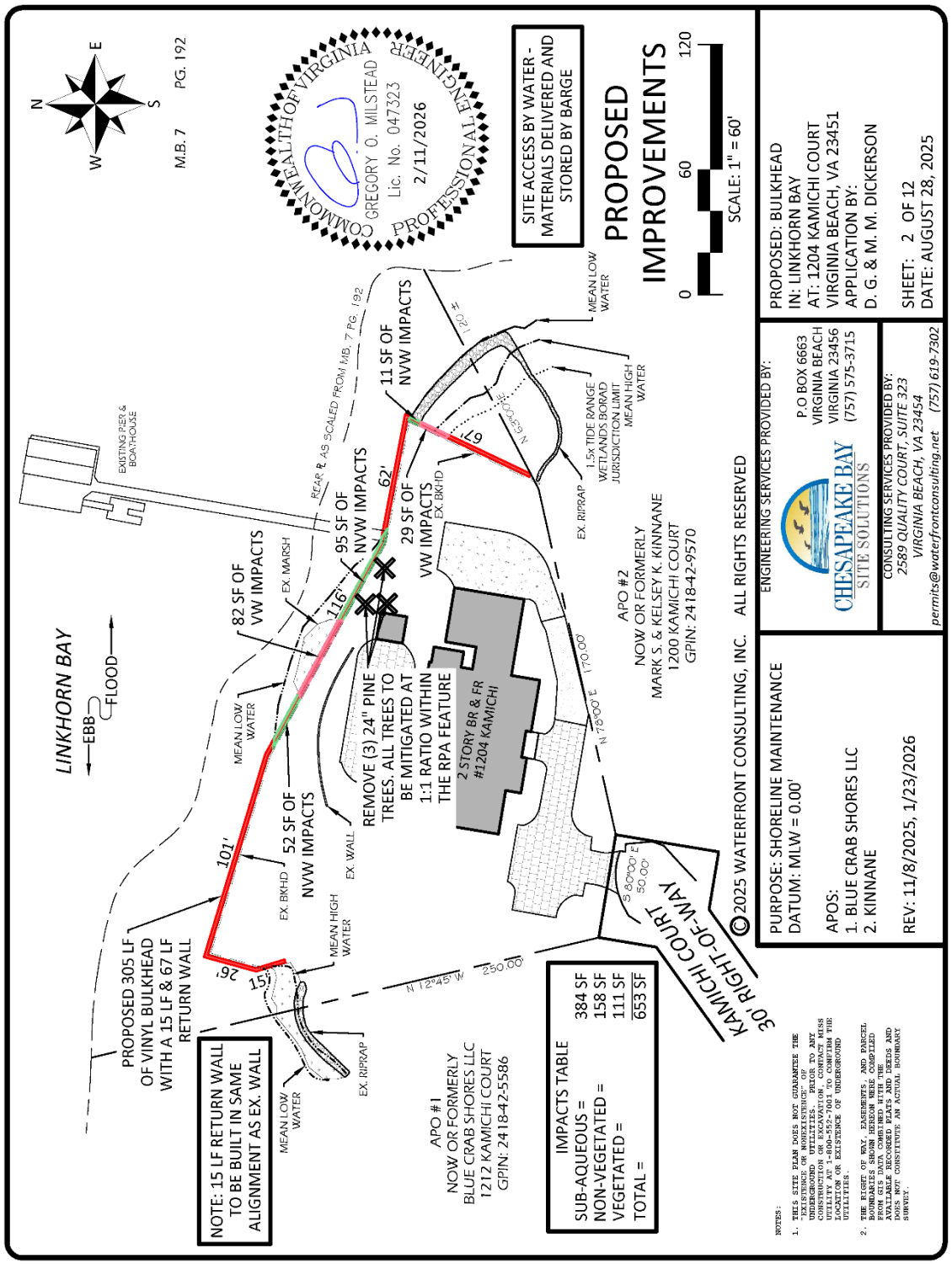


ADDITIONAL INFORMATION/REVISIONS Received by VMRC May 13, 2021 /blh

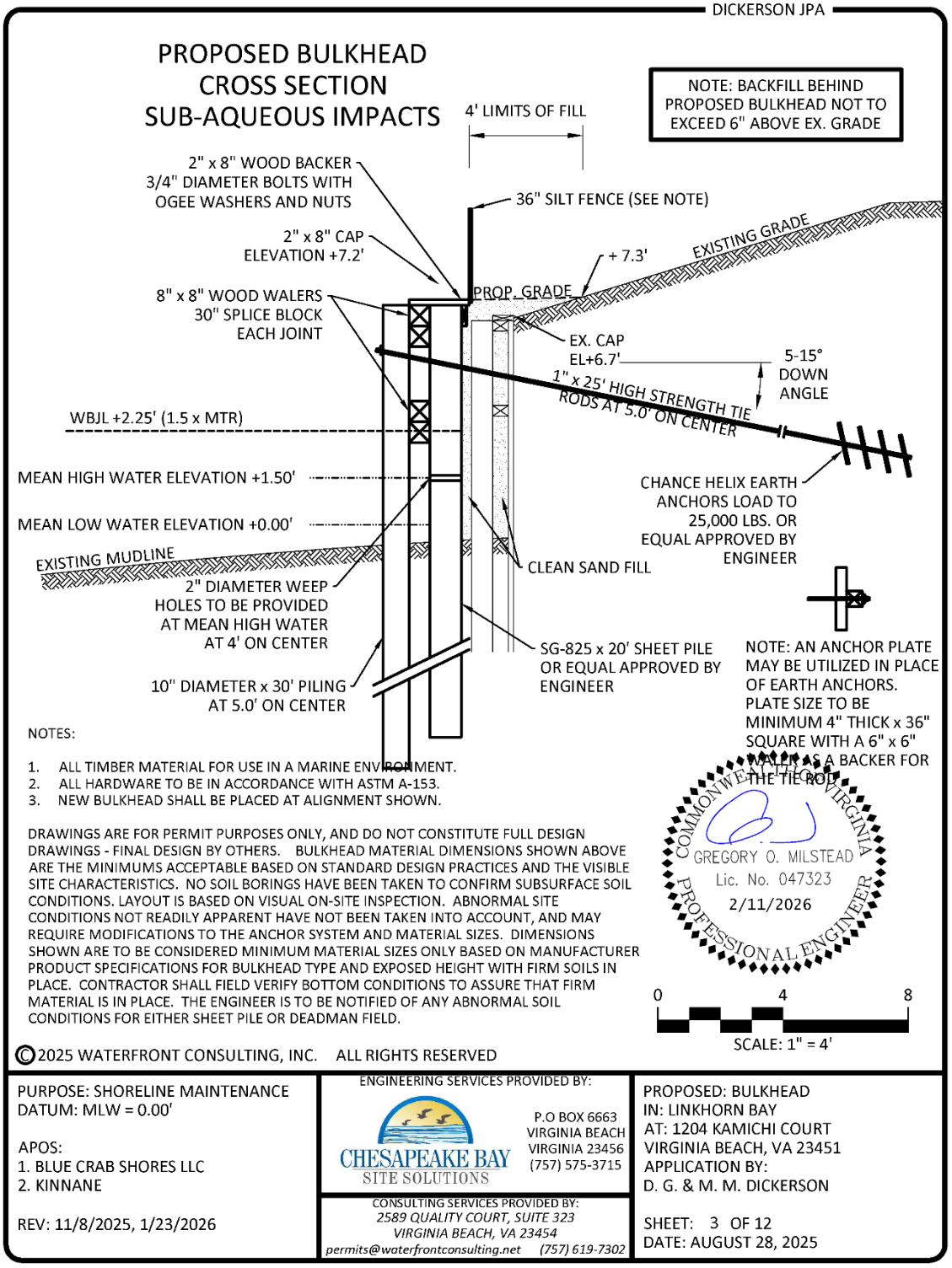
Existing Conditions



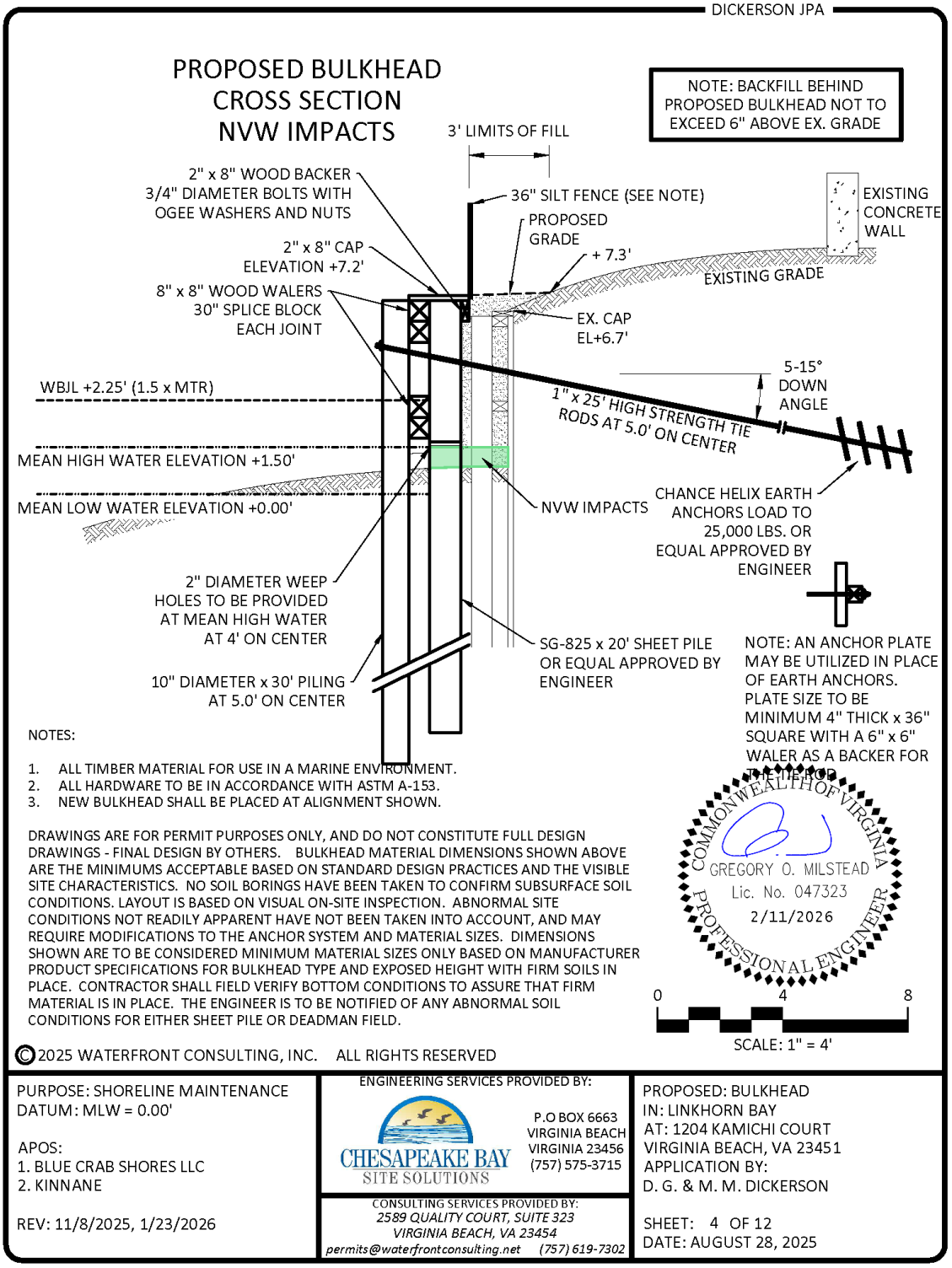
Proposed Improvements



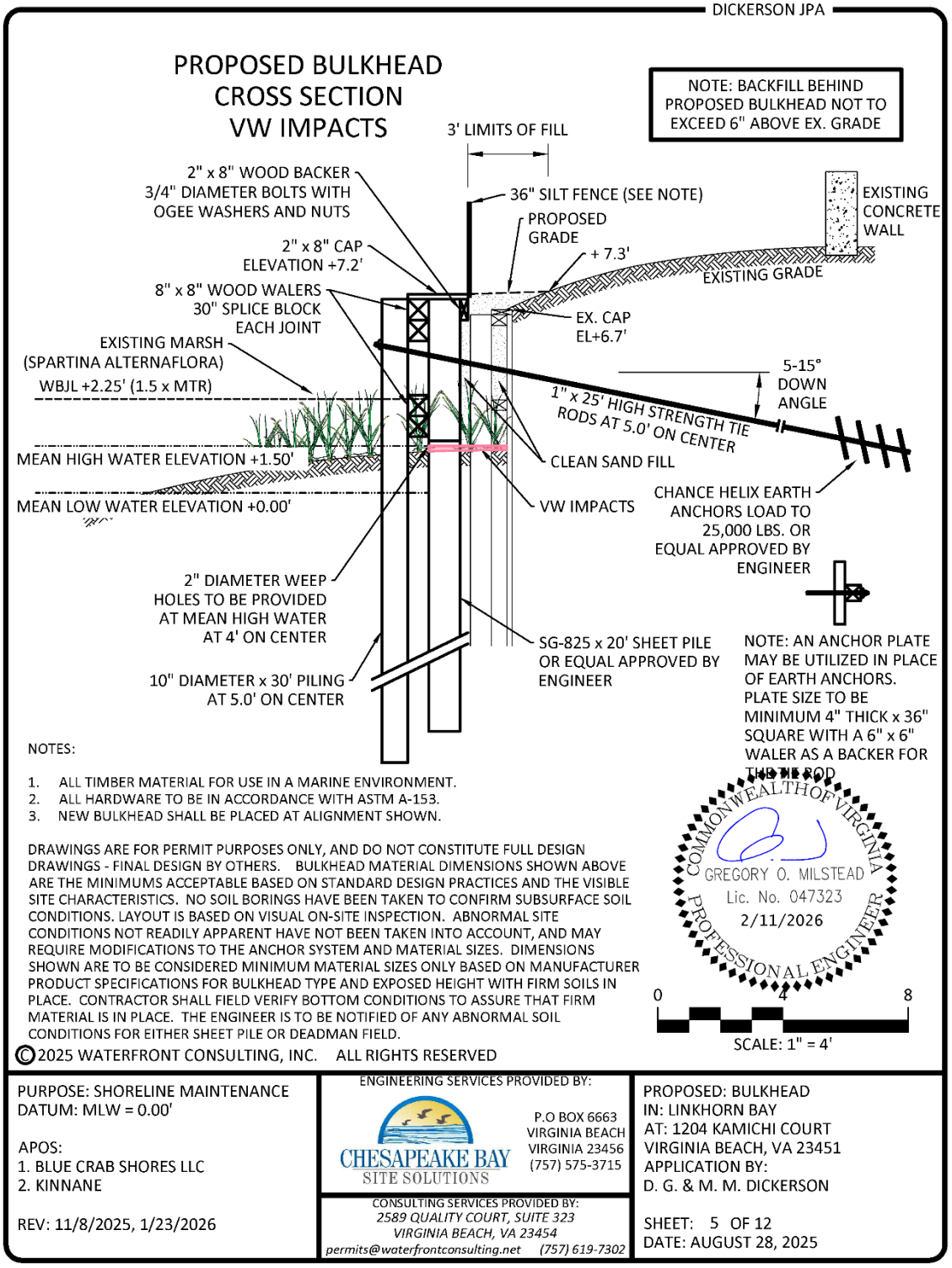
Proposed Bulkhead Cross Section Sub-Aqueous Impacts



Proposed Bulkhead Cross Section Non-Vegetated Wetlands Impacts



Proposed Bulkhead Cross Section Vegetated Wetlands Impacts

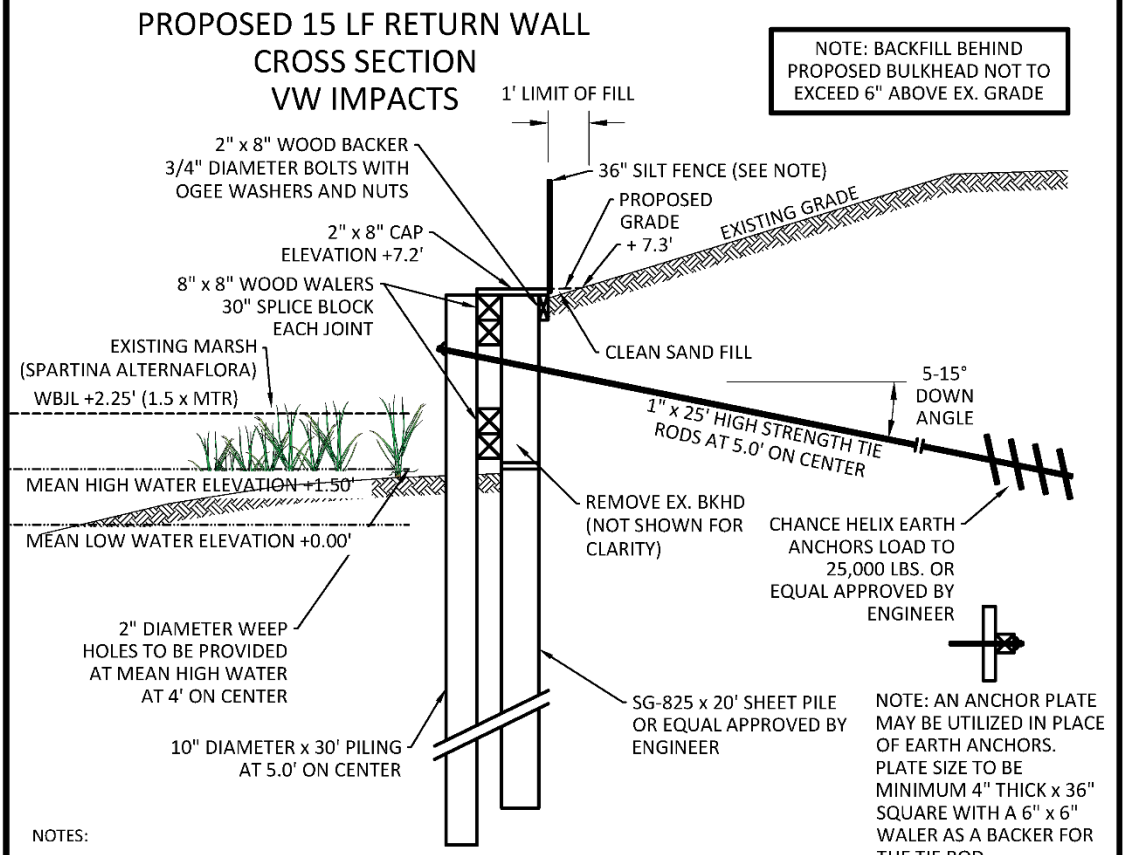


Proposed 15 LF Return Wall Cross Section

DICKERSON JPA

PROPOSED 15 LF RETURN WALL CROSS SECTION VW IMPACTS

NOTE: BACKFILL BEHIND PROPOSED BULKHEAD NOT TO EXCEED 6" ABOVE EX. GRADE



NOTE: AN ANCHOR PLATE MAY BE UTILIZED IN PLACE OF EARTH ANCHORS. PLATE SIZE TO BE MINIMUM 4" THICK x 36" SQUARE WITH A 6" x 6" WALER AS A BACKER FOR THE TIE ROD

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 - FINAL DESIGN BY OTHERS. BULKHEAD MATERIAL DIMENSIONS SHOWN ABOVE ARE THE MINIMUMS ACCEPTABLE BASED ON STANDARD DESIGN PRACTICES AND THE VISIBLE SITE CHARACTERISTICS. 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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COMMONWEALTH OF VIRGINIA
GREGORY O. MILSTEAD
Lic. No. 047323
2/11/2026
PROFESSIONAL ENGINEER

0 4 8
SCALE: 1" = 4'

PURPOSE: SHORELINE MAINTENANCE
DATUM: MLW = 0.00'

APOS:
1. BLUE CRAB SHORES LLC
2. KINNANE

REV: 11/8/2025, 1/23/2026

ENGINEERING SERVICES PROVIDED BY:
CHESAPEAKE BAY SITE SOLUTIONS
P.O BOX 6663
VIRGINIA BEACH
VIRGINIA 23456
(757) 575-3715

CONSULTING SERVICES PROVIDED BY:
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

PROPOSED: BULKHEAD
IN: LINKHORN BAY
AT: 1204 KAMICHI COURT
VIRGINIA BEACH, VA 23451
APPLICATION BY:
D. G. & M. M. DICKERSON

SHEET: 6 OF 12
DATE: AUGUST 28, 2025

Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





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CITY OF VIRGINIA BEACH

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Applicant Name:
as listed on application **D. G. & M. M. Dickerson**

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Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

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SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	◉	○	Clearstead
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	○	◉	
Engineer/Surveyor/Agent	◉	○	Robert E. Simon, VP of Waterfront Consulting, Inc. Gregory O. Milstead, P.E. of Chesapeake Bay Site Solutions
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

D. G. & M. M. Dickerson	Signed by: Douglas G. Dickerson DCC0973A65014FF...	9/2/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 12/19/2025

Heaven Manning	Heaven Manning	12/19/2025
Staff Name (Print)	Staff Signature	Date

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Agenda Item 7

Accela Record Number: 2026-WTRV-00001
Applicant of Noncompliance: Richard J. Neary, III
Wetlands Board Public Hearing: February 19, 2026
City Council: District 6 (Remick)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

1704 Stephens Road

GPIN

2409-43-8534

Staff Planner

Heaven Manning

Waterway

Broad Bay

Subdivision

Alanton

Description of Noncompliance

Unauthorized construction of a bulkhead involving wetlands.

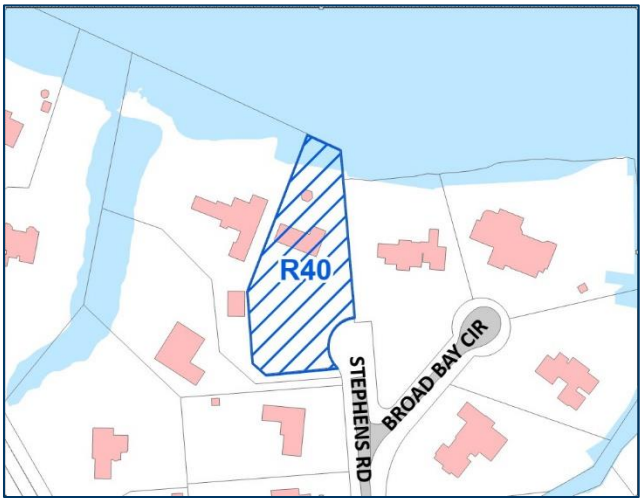
Wetlands Ordinance

The unauthorized improvements constitute noncompliance to City Code, Appendix A, Article 14, Section 1412 and Section 28.2, Chapter 13 of the Code of Virginia.

Impacts

Non-Vegetated: 108 square feet
Overall length of unauthorized structures: 97 linear feet of bulkhead, 8 linear foot return wall, 14 linear foot return wall





Wetlands Board Permit History

There are no known recent Wetlands Board actions found for this property.

History of Noncompliance

To Staff's knowledge, Richard J. Neary, III has no known history of noncompliance with the Wetlands Board beyond the subsequent description of noncompliance.

Chronology of Noncompliant Event

June 26, 2025	Staff visited the property located at 1704 Stephens Road to investigate an inquiry regarding construction on the pier.
June 26, 2025	Stop Work Order issued by Permits and Inspections, Civil Inspections, for unauthorized construction on the pier.
June 27, 2025	Staff discussed the Joint Permit Application (JPA) process with the property owner and the requirements for submitting a JPA for the unauthorized structures.
October 8, 2025	Staff received a JPA seeking after-the-fact authorization for two personal watercraft lifts, a floating dock, and to replace the existing boat lift. The pier had been re-decked. The pier had been previously authorized in 1998 (VMRC #98-1743, VB98-243).
December 9, 2025	Waterfront Operations issued a review package for the after-the-fact authorization for two personal watercraft lifts, a floating dock, and to replace the existing boat lift. The Stop Work Order was lifted.
December 15, 2025	Staff were notified by Virginia Marine Resources Commission (VMRC) Staff that a bulkhead and steps had also been constructed without authorization.
January 7, 2026	Staff conducted a site visit with Mr. Neary, Robert Simon, Chris Sheppard, and VMRC representative, Tiffany Birge. Staff observed the unauthorized bulkhead. Staff requested an updated exhibit with mean low water (MLW) and mean high water (MHW) delineated, and the area of impacts to non-vegetated wetlands quantified.
January 23, 2026	Staff sent Notice to Comply letters to the property owner, agent, and contractor to appear before the Wetlands Board on February 19, 2026.

Evaluation & Staff Recommendations

Relative Degree of Deviation

The subject activity of noncompliance, construction of the bulkhead involving wetlands, was performed without Staff review, Wetlands Board approval, and permitting. The unauthorized construction of the bulkhead has impacted approximately 108 square feet of non-vegetated wetlands. This is a violation of Virginia Beach Code, Appendix A, Article 14, and Chapter 13 of Title 28.2 of the Code of Virginia.

Environmental Impact

The unauthorized bulkhead has impacted approximately 108 square feet of non-vegetated wetlands in Broad Bay without Wetlands Board approval.

Recommendation

It is the opinion of the Department of Planning and Community Development that the degree of deviation or noncompliance has been major, and the environmental impact has been moderate.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources 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.

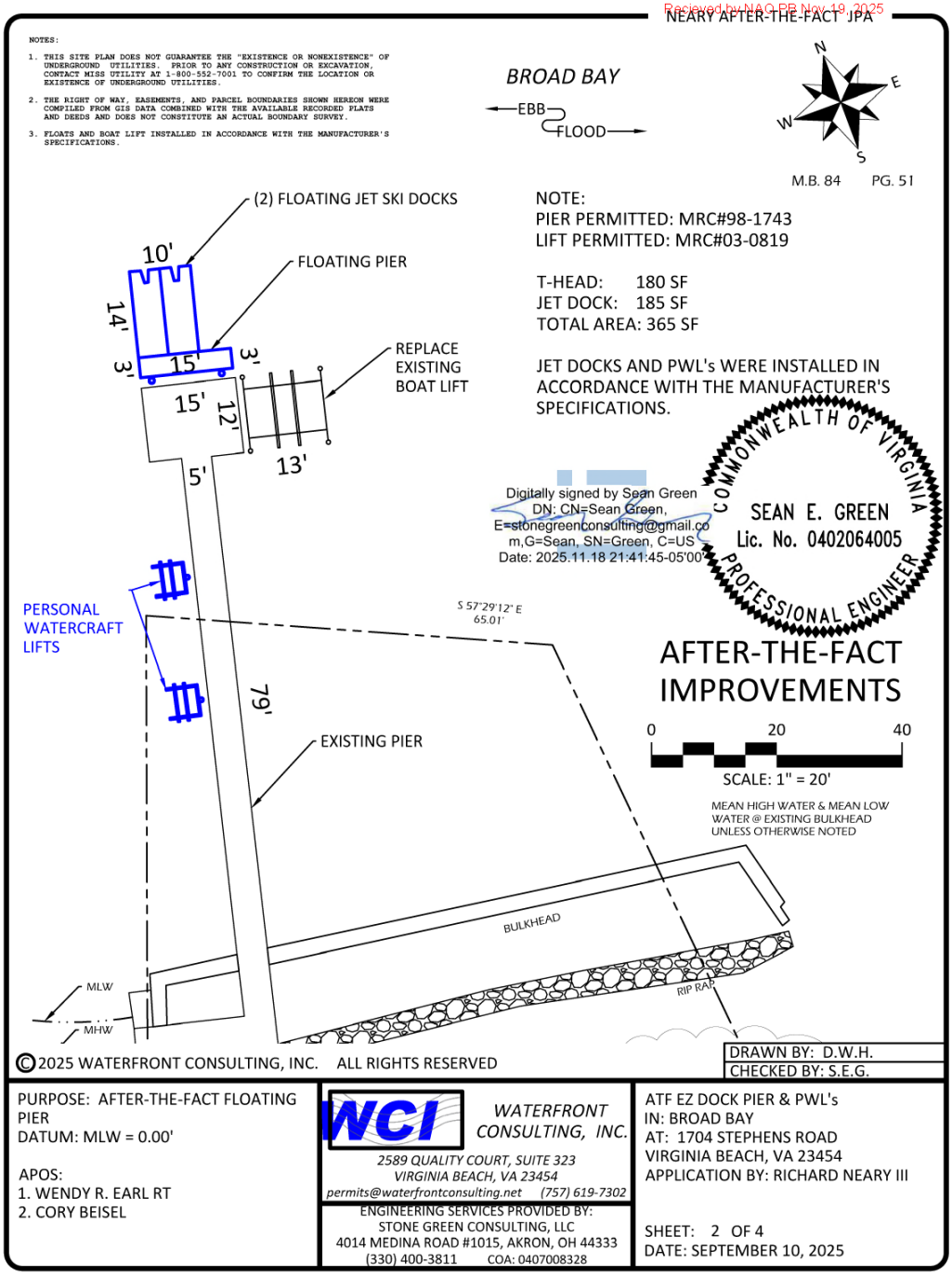
Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

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.

Site Aerial Map

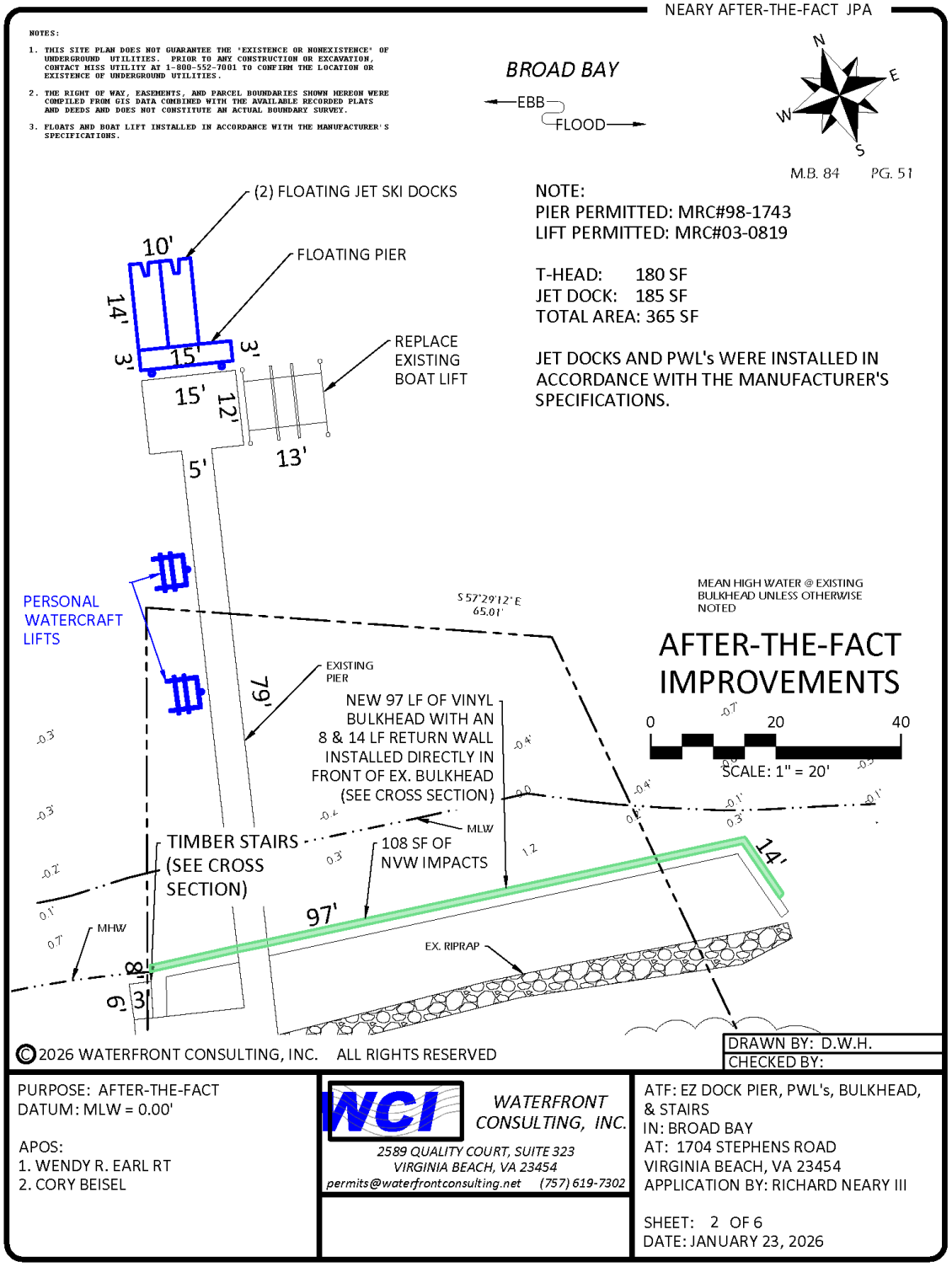


After-the-Fact Joint Permit Application Exhibit

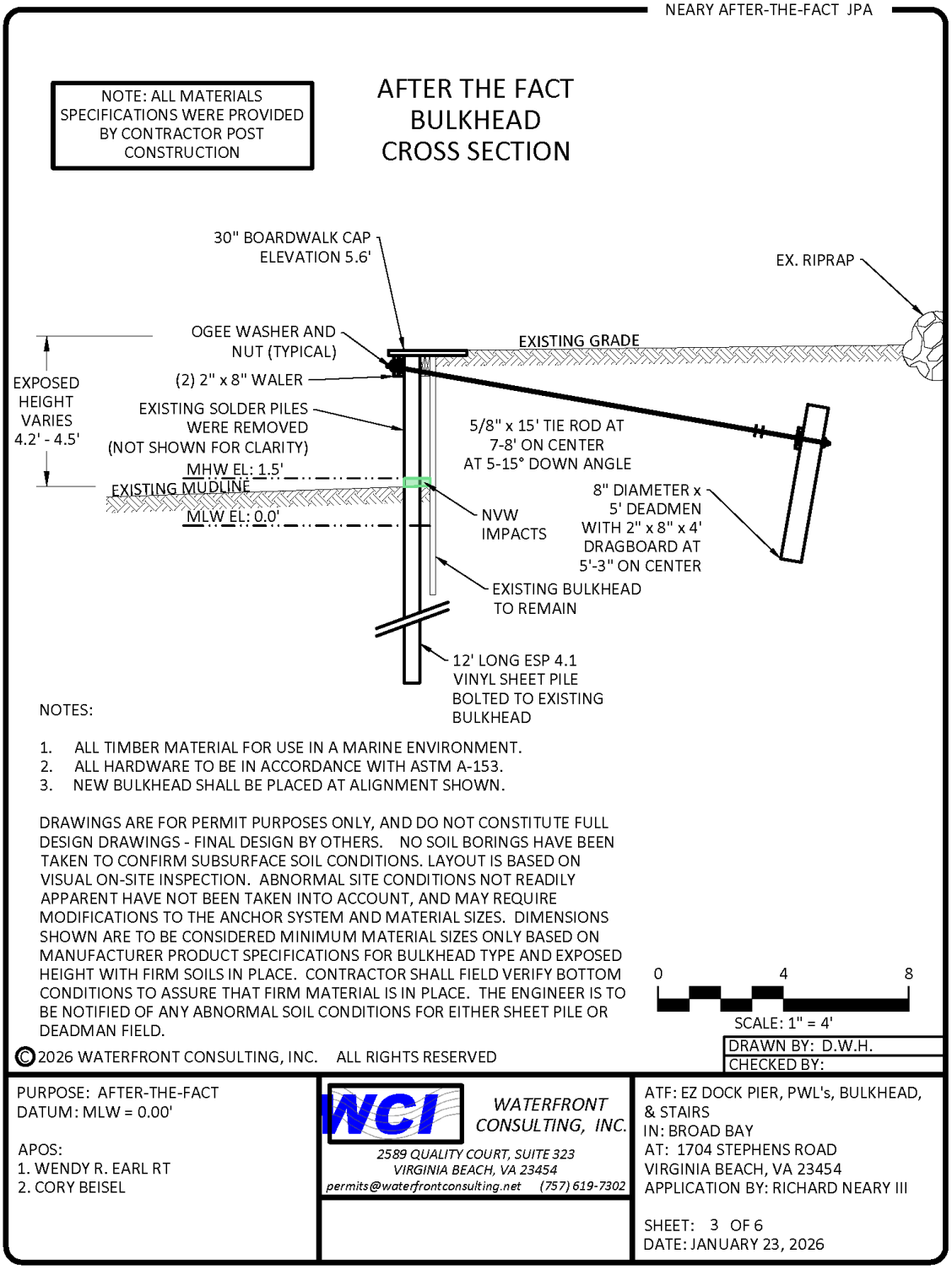


Additional Information/Revision Received by VMRC November 20, 2025 / Ira

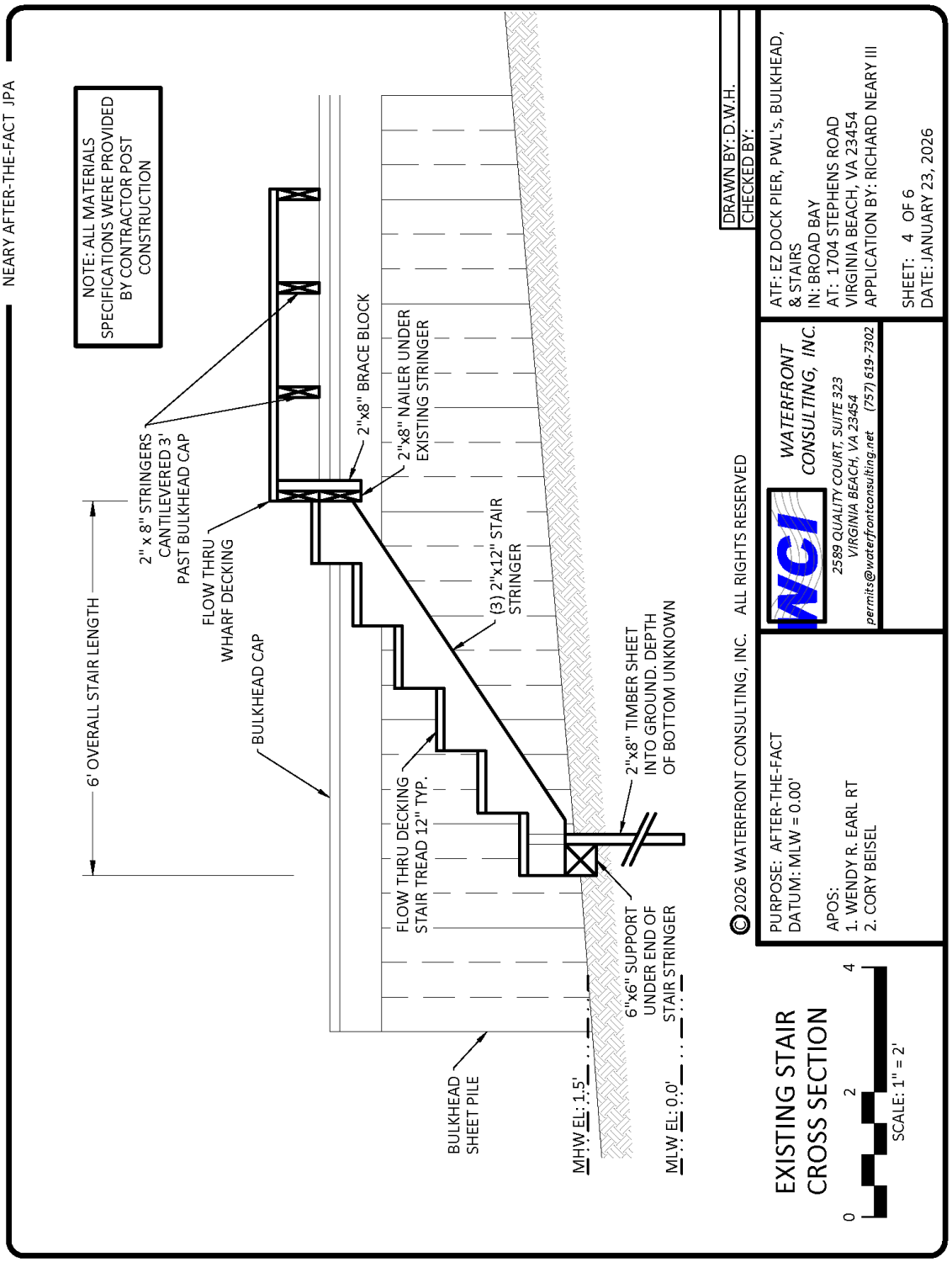
Wetlands Impacts Exhibit



Bulkhead Cross Section



Stairs Cross Section



Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





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Agenda Item 8

Accela Record Number: 2026-WTRV-00002
Contractor: Chris Sheppard, Piranha Pier Works
Wetlands Board Public Hearing: February 19, 2026
City Council: District 6 (Remick)

Property Owner

Richard J. Neary, III

Location

1704 Stephens Road

GPIN

2409-43-8534

Staff Planner

Heaven Manning

Waterway

Broad Bay

Subdivision

Alanton

Description of Noncompliance

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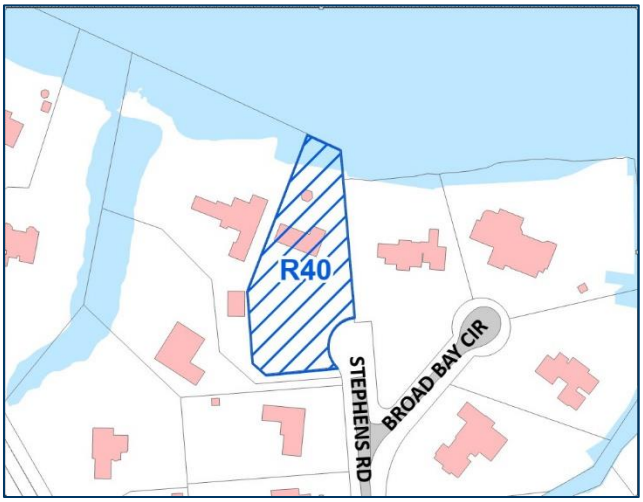
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Impacts

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Wetlands Board Permit History

There are no known recent Wetlands Board actions found for this property.

History of Noncompliance

To Staff's knowledge, Chris Sheppard, Piranha Pier Works, has no known history of noncompliance with the Wetlands Board beyond the subsequent description of noncompliance.

Chronology of Noncompliant Event

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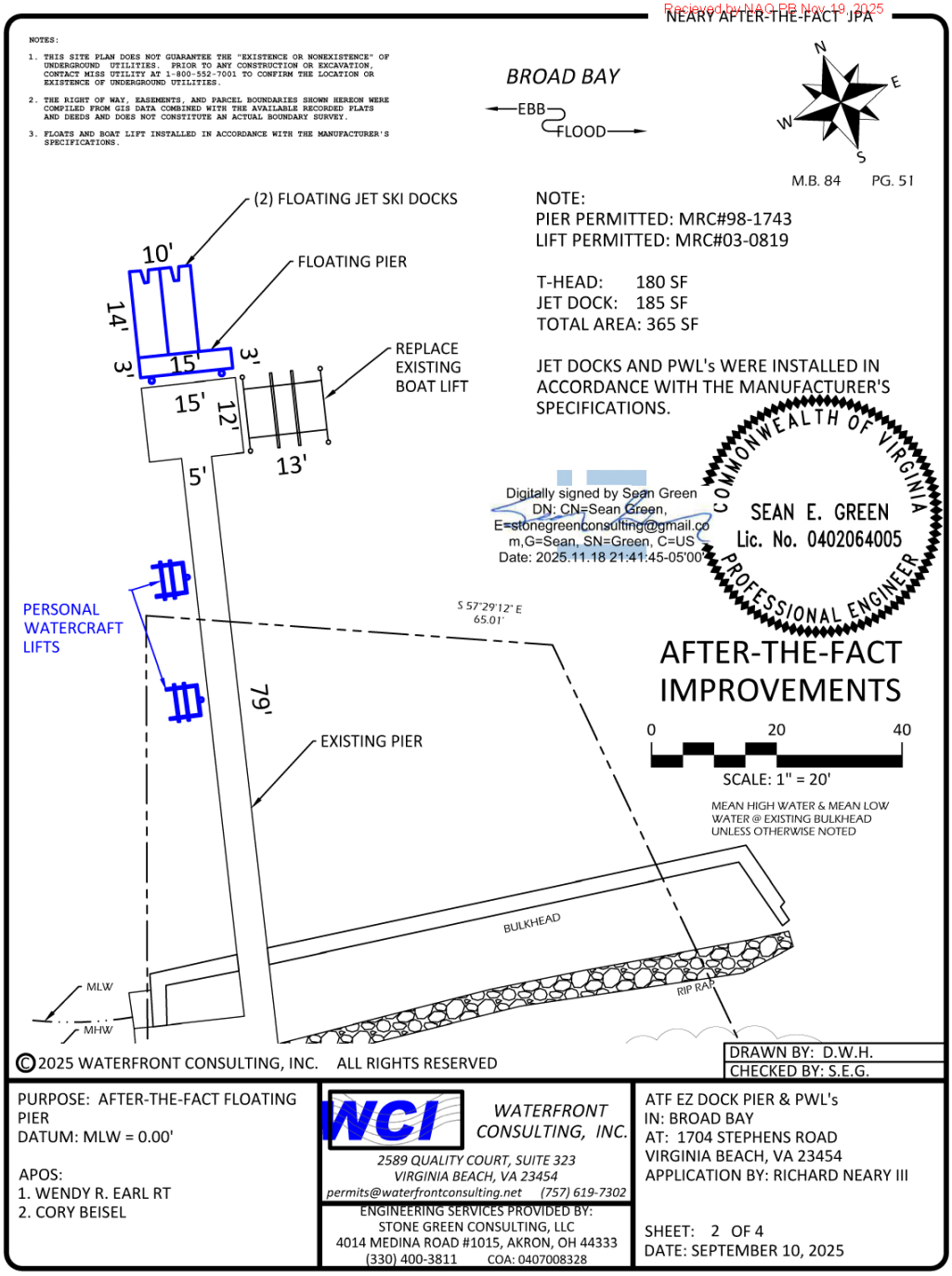
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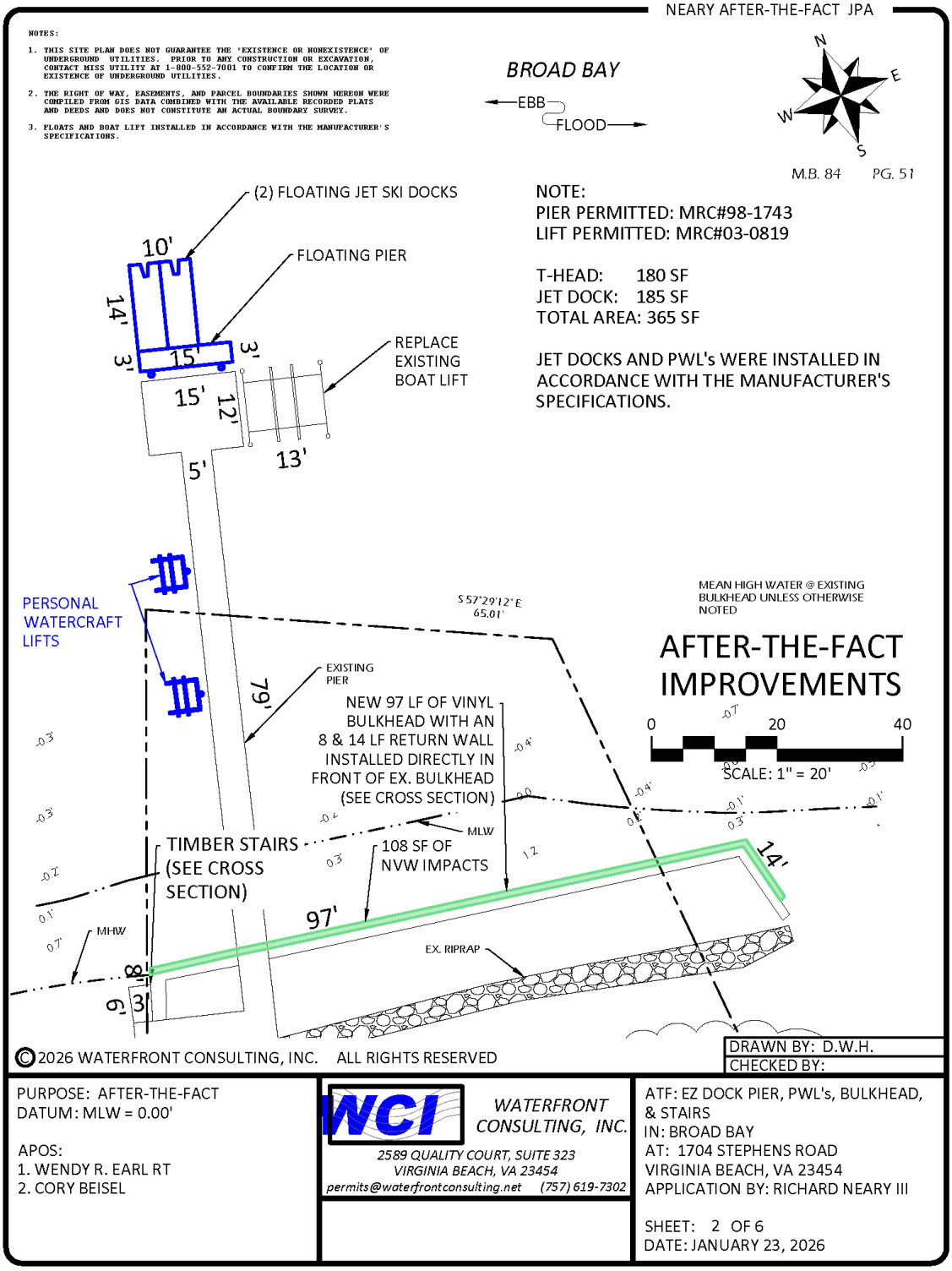


After-the-Fact Joint Permit Application Exhibit



Additional Information/Revision Received by VMRC November 20, 2025 / Ira

Wetlands Impacts Exhibit

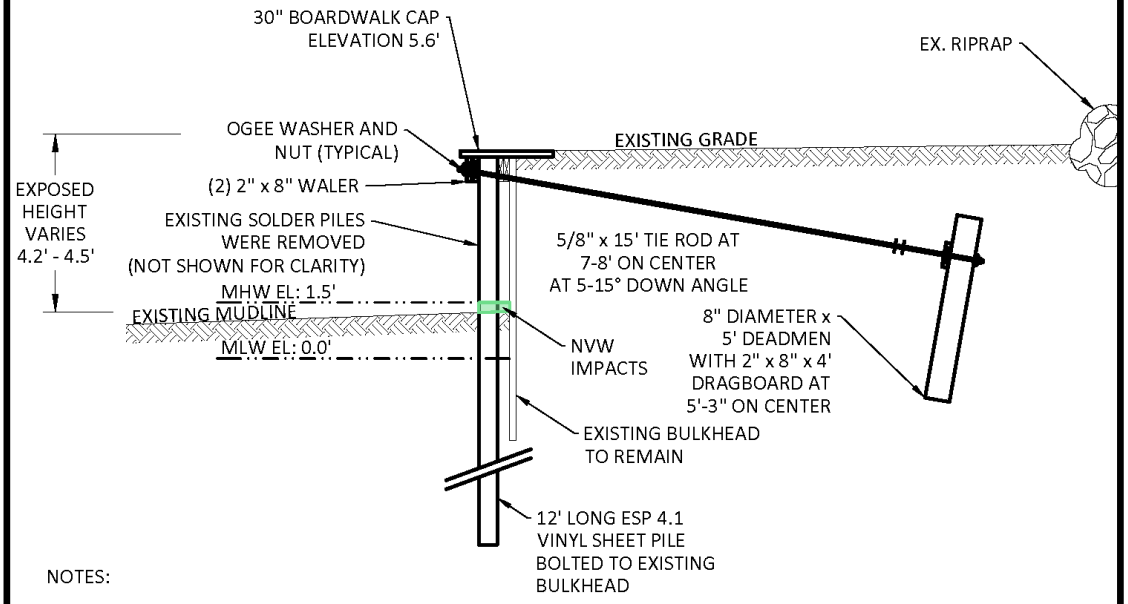


Bulkhead Cross Section

NEARY AFTER-THE-FACT JPA

NOTE: ALL MATERIALS SPECIFICATIONS WERE PROVIDED BY CONTRACTOR POST CONSTRUCTION

AFTER THE FACT BULKHEAD CROSS SECTION



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 - FINAL DESIGN BY OTHERS. 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.

0 4 8

SCALE: 1" = 4'

DRAWN BY: D.W.H.
CHECKED BY:

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PURPOSE: AFTER-THE-FACT
DATUM: MLW = 0.00'

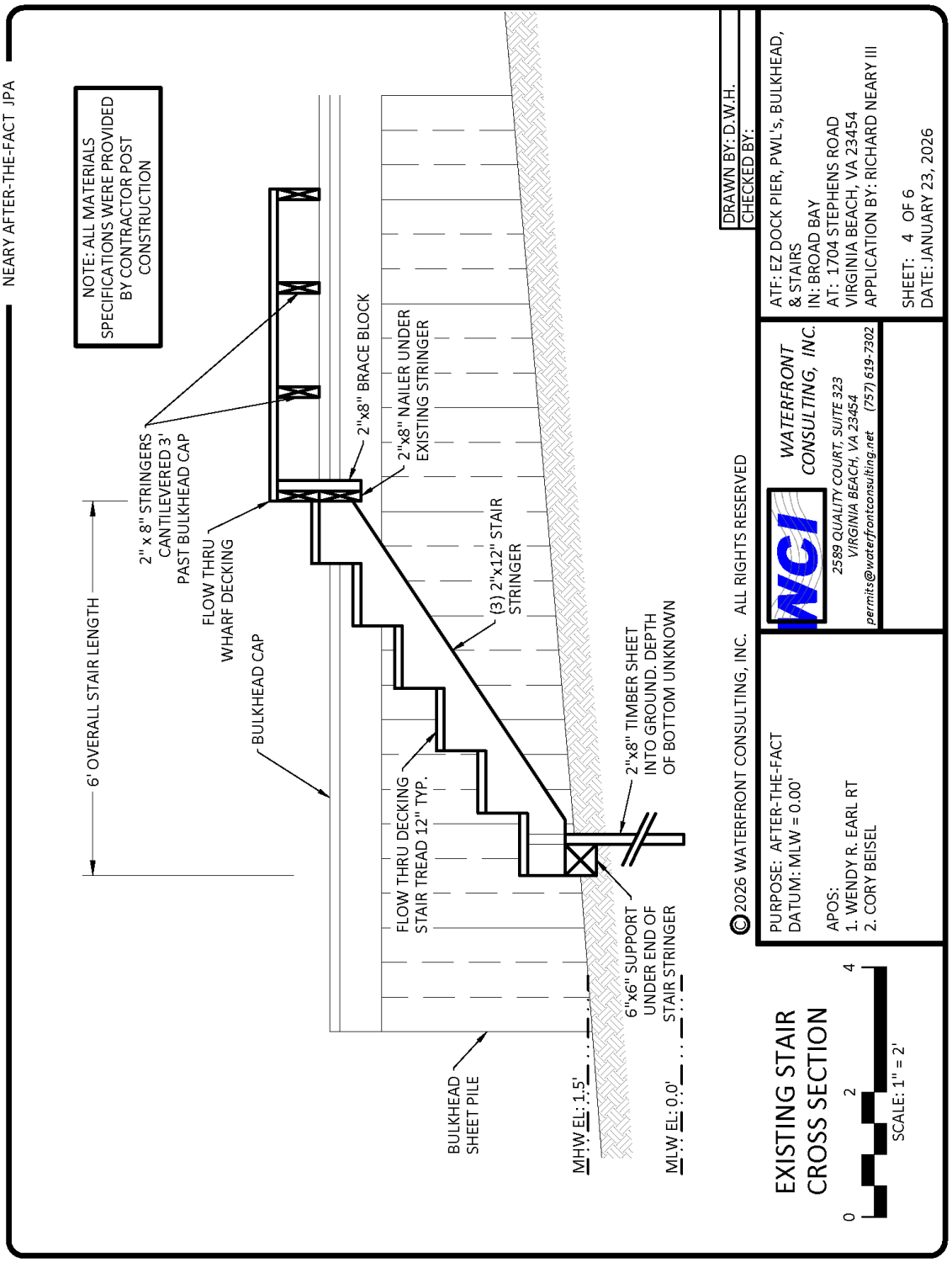
APOS:
1. WENDY R. EARL RT
2. CORY BEISEL

WCI WATERFRONT CONSULTING, INC.
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

ATF: EZ DOCK PIER, PWL's, BULKHEAD, & STAIRS
IN: BROAD BAY
AT: 1704 STEPHENS ROAD
VIRGINIA BEACH, VA 23454
APPLICATION BY: RICHARD NEARY III

SHEET: 3 OF 6
DATE: JANUARY 23, 2026

Stairs Cross Section



Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





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