



**MINUTES  
CHESAPEAKE BAY PRESERVATION AREA BOARD  
VIRGINIA BEACH, VIRGINIA  
MAY 23, 2019**

Chair Mr. Jester, called to order the **Chesapeake Bay Preservation Area Board** meeting in the City Council Chambers, City Hall Building, Virginia Beach Municipal Center, on Thursday, May 23, 2019.

A motion was made by Mr. Jones and seconded by Mr. Steier to approve the April 22, 2019 minutes. All voted for the motion except Mr. McCoy who was abstained due to his absence from the April hearnig. This vote also serves as the official roll call for this meeting. All members were present except Mrs. McDaniels.

**BOARD ACTION: APPROVED APRIL 22, 2019 MINUTES ON MAY 23, 2019**

**AYE 7 NO 0 ABSTAIN 1 ABSENT 1**

<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>ABSTAIN</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>

**Board Members Present: Joe Dreps, David France, David Jester, Casey Jones, Wayne McCoy, Reese Smith, Michael Steier, and Al Wallace.**



Applicant **Mehdi Salemi and Sara Abolahrari**  
 Address **1536 West Little Neck Road**  
 Public Hearing **May 23, 2019**  
 City Council District **Lynnhaven**

Agenda  
Item  
**1**

**Parcel GPIN:** 1498-50-0669  
**Applicant’s Agent:** Billy Garrington, Governmental Permitting Consultants  
**CBPA Board Action:** DEFERRED ON MAY 23, 2019 UNTIL THE JUNE 24, 2019 PUBLIC HEARING

**Billy Garrington of Governmental Permitting Consultants appeared before the Board representing the applicant.**

**There was no opposition present.**

**A motion was made by Mr. McCoy, seconded by Mr. Jones to defer the variance until the June 24, 2019 public hearing. All voted for the motion.**

**AYE 8 NO 0 ABSTAIN 0 ABSENT 1**

**DREPS AYE**  
**FRANCE AYE**  
**JESTER AYE**  
**JONES AYE**  
**MCCOY AYE**  
**MCDANIELS ABSENT**  
**SMITH AYE**  
**STEIER AYE**  
**WALLACE AYE**



Applicant <b>Regina Wrench</b> Address <b>2980 Buccaneer Road</b> Public Hearing <b>May 23, 2019</b> City Council District <b>Lynnhaven</b>	Agenda Item  <b>2</b>
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**Parcel GPIN:** 1499-17-5904  
**Applicant's Agent:** Billy Garrington, Governmental Permitting Consultants  
**CBPA Board Action:** DEFERRED ON MAY 23, 2019 UNTIL THE AUGUST 26, 2019 PUBLIC HEARING

**Billy Garrington of Governmental Permitting Consultants appeared before the Board representing the applicant.**

**There was no opposition present.**

**A motion was made by Mr. McCoy, seconded by Mr. Jones to defer the variance until the August 26, 2019 public hearing. All voted for the motion.**

**AYE 8 NO 0 ABSTAIN 0 ABSENT 1**

<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>AYE</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>



Applicant **James and Maureen Cowan**  
Address **2401 Spindrifft Road**  
Public Hearing **May 23, 2019**  
City Council District **Lynnhaven**

Agenda  
Item

**3**

**Parcel GPIN:** 1499-99-4570  
**Applicant's Agent:** Ashton Otey  
**CBPA Board Action:** APPROVED WITH 18 CONDITIONS ON MAY 23, 2019

**Board's Findings:**

The variance of James and Maureen Cowan located at 2401 Spindrifft Road was granted with the following 18 reasonable and appropriate conditions offered towards preventing the variance from causing or contributing to a degradation of water quality based on the following findings, as required in Section 110(H) of the CBPA Ordinance:

- 1) Granting the variance will not confer upon the applicant any special privilege or convenience not accorded to other owners of property in the Chesapeake Bay Preservation Areas who are subject to the provisions of this Ordinance and are similarly situated with the proposed improvements providing an overall impervious cover below the average post-development impervious cover of 31.18 percent for other lots redeveloped on Spindrifft Road.
- 2) The encroachment into the RPA on this lot is not based upon conditions or circumstances that are or have been created or imposed by the applicant, but rather is necessitated by the fact that this parcel was platted prior to the adoption of the Chesapeake Bay Preservation Act and the City's CBPA Ordinance, therefore placing portions of this property within the RPA.
- 3) The variance is the minimum necessary to afford relief with the proposed improvements being similar in size to other improvements that have been constructed on adjacent lots within the neighborhood.
- 4) The Board is of the opinion that the proposed improvements will not drastically impact the RPA, be injurious to the neighborhood, or be a substantial detriment to water quality as condition in the Staff report. The recommended buffer restoration, stormwater management and pervious pavement system provided in the variance request will enhance the ecological and biological function of the riparian buffer ecosystem.
- 5) To manage towards a no net increase in nonpoint source pollution load the Board is of the opinion that the restoration of the riparian buffer within the 50 foot seaward

buffer and pervious pavement system, as conditions, offers merit towards a no net increase in nonpoint source pollution from this variance request.

**CPBA Variance Conditions:**

1. A pre-construction meeting shall be held with the CBPA Inspector prior to any land disturbance, including demolition.
2. Land disturbance shall be limited to the area necessary to provide for the proposed use or development. Said areas of land disturbance shall be quantified on revised site plan submittals.
3. The construction access way, staging area, stockpiling area and contractor parking area shall be noted on the site plan. **Said areas shall be quantified as land disturbance if not occurring on a paved or graveled surface.**
4. Wire reinforced 36 inch silt fence, for erosion and sedimentation control measures, shall be installed along the seaward portion of the project prior to any land disturbance and shall remain in place until such time as vegetative cover is established. Along the seaward portion of the project the required silt fence shall be installed 15 feet from improvements.
5. Construction limits along the seaward portion of the project shall lie a maximum of 15 feet seaward of improvements.
6. Prior to clearing, grading, demolition or construction, suitable protective barriers, such as safety fencing, shall be erected outside of the dripline **(to the greatest extent practicable)** of any tree or stand of trees to be preserved. These protective barriers shall remain so erected throughout all phases of construction. The storage of equipment, materials, debris, or fill shall not be allowed within the area protected by the barrier.
7. The 5 trees described on the CBPA Exhibit as the 10 inch Pine, 16 inch Pine, and 14 inch Cedar adjacent to the existing shed and the 16 inch Gum and 18 inch Gum located in the central portion of the rear yard delineated for removal shall be preserved.
8. For all trees to be preserved outboard of the limits of construction that are encroached upon, replacement of existing vegetation shall be provided at a 3 to 1 ratio for all unauthorized (damaged or removed) vegetation impacts.
9. Permanent and / or temporary soil stabilization measures shall be applied to all disturbed / denuded area(s) prior to a final building inspection or certificate of occupancy. All disturbed or denuded areas shall be stabilized in accordance with the Virginia Erosion and Sediment Control Law and Regulations.

10. A site plan shall be submitted to the Department of Planning and Community Development, Development Services Center (DSC) for review and approval prior to the issuance of a building permit.
11. Submitted concurrent with the site plan shall be a separate planting / buffer restoration plan detailing location, number, and species of vegetation to be installed as per the buffer restoration requirements. The planting / buffer restoration plan shall clearly delineate existing naturalized area (forest floor), planting beds, turf zones and areas of shoreline vegetation to be managed permitting sunlight to interface with tidal fringe marsh.
12. Stormwater management shall comply with the requirements set forth within the Code of Ordinances, Appendix D – Stormwater Management.
13. Buffer restoration shall be installed equal to 200 percent of the proposed new impervious cover within the RPA: **2,145 square feet x 200 percent = 4,290 square feet.**

Said restoration shall achieve the full complement of vegetation consisting of canopy trees, understory trees, shrubs and groundcovers consistent with the Riparian Buffers Modification & Mitigation Guidance Manual, prepared by Virginia Department of Conservation & Recreation, Chesapeake Bay Local Assistance: **6 canopy trees, 6 understory trees, 12 large shrubs, and 18 small shrubs.**

The required restoration shall be located in the Resource Protection Area, in areas currently devoted to turf or where impervious cover is removed. The restoration shall be installed beginning in the seaward portion of the buffer and progressing landward and shall have a mulch layer of organic material 4 inches to 6 inches in depth. Said mulched restoration areas shall be maintained and not removed or allowed to revert to turf in the future. The required trees shall be comprised of approximately 50 percent deciduous and 50 percent evergreen species and shall be evenly distributed within the RPA buffer. Trees shall not be planted within 15 feet of the shoreline where such planting would result in marsh shading or interference with the integrity of shoreline structures. Salt and flood tolerant plant species shall be planted below the five foot contour to ensure greater survival of the plantings. Said restoration shall be installed prior to the issuance of the certificate of occupancy or release of the building permit.

14. The proposed driveway shall be constructed of a permeable pavement system.
15. **The pool shall be constructed prior to or concurrent with all other proposed improvements.**

16. No perimeter fill, other than the minimum necessary to facilitate positive drainage away from the proposed improvements is authorized outboard or seaward of the proposed improvements.
17. **\*\*As offered by the applicant, payment shall be made to the Lynnhaven Oyster Heritage Program concurrent with site plan approval. Payment shall be in the amount of \$491.56 and is based on 25 percent of the proposed impervious cover within the Resource Protection Area (RPA). Said payment shall provide for an oyster shell plant within the Lynnhaven River Basin.**
18. The conditions and approval associated with this variance are based on the exhibit plan dated November 13, 2018, prepared by Fox Land Surveying, signed April 8, 2019 by Travis M. Fox. The conditions and approval associated with this variance are based on the Board exhibit prepared by the applicant and presented to the Board, the application submitted and the sworn presentation to the Board.

**Ashton Otey appeared before the Board representing the applicants.**

**There was no opposition present.**

**A motion was made by Mr. France, seconded by Mr. Jones to approve the variance with the 18 conditions listed above. All voted for the motion.**

**AYE 8 NO 0 ABSTAIN 0 ABSENT 1**

<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>AYE</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>



Applicant **James and Katherine Byrne**  
Address **637 Cedar Lane**  
Public Hearing **May 23, 2019**  
City Council District **Lynnhaven**

Agenda  
Item

**4**

**Parcel GPIN:** 1477-89-5799  
**Applicant's Agent:** Clark Olsen  
**CBPA Board Action:** APPROVED WITH 15 CONDITIONS ON MAY 23, 2019

The variance of James and Katherine Byrne located at 637 Cedar Lane was granted with the following 15 reasonable and appropriate conditions offered towards preventing the variance from causing or contributing to a degradation of water quality based on the following findings, as required in Section 110(H) of the CBPA Ordinance:

**Board's Findings:**

- 1) Granting the variance will not confer upon the applicant any special privilege or convenience not accorded to other owners of property in the Chesapeake Bay Preservation Areas who are subject to the provisions of this Ordinance and are similarly situated because the redevelopment and development of impervious areas are at the upper edge of the 100 foot RPA, directly adjacent to the residence, and within the least sensitive portion of the lot. The Board also offers that the proposed improvements do not impact any existing riparian buffer vegetation and provides redevelopment of existing impervious cover to the greatest extent practicable.
- 2) The encroachment into the RPA on this lot is not based upon conditions or circumstances that are or have been created or imposed by the applicant, but rather is necessitated by the fact that this lot was platted prior to the adoption of the Chesapeake Bay Preservation Act and the City's CBPA Ordinance, therefore portions of this lot are within the RPA.
- 3) The variance is the minimum necessary to afford relief with the dimensions of the proposed swimming pool being consistent with others within the neighborhood and the specified pool surround limits encroachment within the RPA above the top of bank feature.
- 4) The variance is in harmony with the purpose and intent of this ordinance and not injurious to the neighborhood, not of substantial detriment to water quality, or otherwise detrimental to the public welfare because the existing residential structure was built in 1972 and prior to the adoption of the CBPA Ordinance. With existing impervious cover in place, the underlying soil profile favorable for infiltration, and approximately 80 linear feet of existing vegetation being

maintained from the seaward most portion of the proposed improvements to the toe of slope, the Board is of the opinion that the proposed improvement will not be a substantial detriment to water quality if approved.

- 5) To manage towards a no net increase in nonpoint source pollution load the proposed buffer restoration shall be focused in the rear yard and above the top of bank feature transitioning to areas along the side property lines where existing topography slopes away from the existing residential structure.

**CBPA Variance Conditions:**

1. A pre-construction meeting shall be held with the CBPA Inspector prior to any land disturbance, including demolition.
2. Land disturbance shall be limited to the area necessary to provide for the proposed use or development.
3. The construction access way and contractor parking area shall utilize the existing driveway. The area within the limits of construction and existing concrete patio shall be utilized for staging and stockpiling areas.
4. Wire reinforced 36 inch silt fence, for erosion and sedimentation control measures, shall be installed along the seaward portion of the project prior to any land disturbance and shall remain in place until such time as vegetative cover is established. Along the seaward portion of the project the required silt fence shall be installed 10 feet from improvements.
5. Construction limits along the seaward portion of the project shall lie a maximum of 10 feet seaward of improvements. **Within the RPA, exclusive of limits of construction, areas of existing landscaped beds, trees, areas of existing leaf litter or forest floor, and other naturalized areas, such as shoreline vegetation, may not be removed.**
6. For all trees to be preserved outboard of the limits of construction that are encroached upon, replacement of existing vegetation shall be provided at a 3 to 1 ratio for all unauthorized (damaged or removed) vegetation impacts.
7. Permanent and / or temporary soil stabilization measures shall be applied to all disturbed / denuded area(s) prior to a final building inspection or certificate of occupancy. All disturbed or denuded areas shall be stabilized in accordance with the Virginia Erosion and Sediment Control Law and Regulations.

8. The bioretention planting bed/stormwater management facility – 3 feet wide by 12 feet long by 24 inches deep, associated with the prior redevelopment approval shall be reinstalled.
9. A Single Family Dwelling RPA Small Projects site plan shall be submitted to the Department of Planning and Community Development, Development Services Center (DSC) for review and approval prior to the issuance of a building permit. The DSC may require additional information that may affect the release of a building permit.
10. Submitted concurrent with the site plan shall be a separate planting / buffer restoration plan detailing location, number, and species of vegetation to be installed as per the buffer restoration requirements. The planting / buffer restoration plan shall clearly delineate existing naturalized area (forest floor), planting beds, turf zones and areas of shoreline vegetation to be managed permitting sunlight to interface with tidal fringe marsh.
11. Stormwater management shall comply with the requirements set forth within the Code of Ordinances, Appendix D – Stormwater Management.
12. Buffer restoration shall be installed equal to 200 percent of the proposed new impervious cover within the RPA: **782 square feet x 200 percent = 1,564 square feet.**

Said restoration shall achieve the full complement of vegetation consisting of canopy trees, understory trees, shrubs and groundcovers consistent with the Riparian Buffers Modification & Mitigation Guidance Manual, prepared by Virginia Department of Conservation & Recreation, Chesapeake Bay Local Assistance: **4 canopy trees, 4 understory trees, 8 large shrubs, and 12 small shrubs.**

The required restoration shall be located in the Resource Protection Area, in areas currently devoted to turf or where impervious cover is removed. The restoration shall be installed beginning in the seaward portion of the buffer and progressing landward and shall have a mulch layer of organic material 4 inches to 6 inches in depth. Said mulched restoration areas shall be maintained and not removed or allowed to revert to turf in the future. The required trees shall be comprised of approximately 50 percent deciduous and 50 percent evergreen species and shall be evenly distributed within the RPA buffer. Trees shall not be planted within 15 feet of the shoreline where such planting would result in marsh shading or interference with the integrity of shoreline structures. Salt and flood tolerant plant species shall be planted below the five foot contour to ensure greater survival of the plantings. Said restoration shall be installed prior to the issuance of the certificate of occupancy or release of the building permit.

13. No perimeter fill, other than the minimum necessary to facilitate positive drainage away from the proposed improvements is authorized outboard or seaward of the proposed improvements.
14. **\*\*As offered by the applicant, payment shall be made to the Lynnhaven Oyster Heritage Program concurrent with site plan approval. Payment shall be in the amount of \$179.20 and is based on 25 percent of the proposed impervious cover within the Resource Protection Area (RPA). Said payment shall provide for an oyster shell plant within the Lynnhaven River Basin.**
15. The conditions and approval associated with this variance are based on the exhibit prepared by the applicant and presented to the Board. The conditions and approval associated with this variance are based on the Board exhibit prepared by the applicant and presented to the Board, the application submitted and the sworn presentation to the Board.

**Clark Olsen appeared before the Board representing the applicants.**

**There was no opposition present.**

**As an item of the consent agenda, a motion was made by Mr. Jones, seconded by Mr. McCoy to approve the variance request with the 15 conditions listed above. All voted for the motion.**

**AYE    8        NO    0        ABSTAIN    0        ABSENT    1**

**DREPS        AYE  
FRANCE       AYE  
JESTER        AYE  
JONES         AYE  
MCCOY         AYE  
MCDANIELS   ABSENT  
SMITH         AYE  
STEIER        AYE  
WALLACE      AYE**



Applicant **Frederick Perkins ETUX**  
Address **1048 Ducking Point Trail**  
Public Hearing **May 23, 2019**  
City Council District **Bayside**

Agenda  
Item

**5**

**Parcel GPIN:** 1488-03-3777  
**Applicant's Agent:** Self Represented  
**CBPA Board Action:** APPROVED WITH 8 CONDITIONS ON MAY 23, 2019

The variance of Frederick Perkins ETUX located at 1048 Ducking Point Trail was granted with the following 8 reasonable and appropriate conditions offered towards preventing the variance from causing or contributing to a degradation of water quality based on the following findings, as required in Section 110(H) of the CBPA Ordinance:

**Board's Findings:**

- 1) Granting the variance will not confer upon the applicant any special privilege or convenience not accorded to other owners of property in the Chesapeake Bay Preservation Area who are subject to the provisions of this Ordinance and are similarly situated as the redevelopment of this lot is similar to other lots within this neighborhood that have expanded accessory structures within the RPA due to the location of existing improvements – most of which were constructed prior to the adoption of the CBPA Ordinance and delineation of the 100 foot RPA buffer.
- 2) The encroachment into the RPA on this lot is not based upon conditions or circumstances that are or have been created or imposed by the applicant, but rather is necessitated by the fact that this parcel was platted prior to the adoption of the Chesapeake Bay Preservation Act and the City's CBPA Ordinance, therefore placing portions of this property within the RPA.
- 3) The variance is the minimum necessary to afford relief given the location of the proposed improvements will be within an area currently devoted to turf and within close proximity to existing upland improvements.
- 4) The variance is in harmony with the purpose and intent of the CBPA Ordinance, will not be injurious to the neighborhood or of substantial detriment to water quality, or otherwise detrimental to the public welfare as the proposed improvements being located in an area of relatively flat topography, and the construction access being off of an adjacent hard surface. These are similar to several redevelopment projects on adjacent parcels that have encroached into the 100 foot RPA buffer with

improvements on lots that were developed prior to the adoption of the CBPA Ordinance.

- 5) As a means to manage towards a no net increase in nonpoint source pollution load, the applicant proposes to expand the existing planting beds along the perimeter of the lot to provide additional infiltration of stormwater runoff.

**CBPA Variance Conditions:**

1. A pre-construction meeting shall be held with the CBPA Inspector prior to any land disturbance, including demolition.
2. Land disturbance shall be limited to the area necessary to provide for the proposed use or development. Said areas of land disturbance shall be quantified on revised site plan submittals.
3. Within the RPA, exclusive of limits of construction, areas of existing landscaped beds, trees, areas of existing leaf litter or forest floor, and other naturalized areas, such as shoreline vegetation, may not be removed.
4. For all trees to be preserved outboard of the limits of construction that are encroached upon, replacement of existing vegetation shall be provided at a 3 to 1 ratio for all unauthorized (damaged or removed) vegetation impacts.
5. Buffer restoration shall be installed equal to 400 square feet for the proposed new impervious cover within the RPA. Said restoration shall achieve the full complement of vegetation consisting of canopy trees, understory trees, shrubs and groundcovers consistent with the Riparian Buffers Modification & Mitigation Guidance Manual, prepared by Virginia Department of Conservation & Recreation, Chesapeake Bay Local Assistance: **1 canopy trees, 2 understory trees, and 3 shrubs.**

The required restoration shall be located in the Resource Protection Area, in areas currently devoted to turf or where impervious cover is removed. The restoration shall be installed beginning in the seaward portion of the buffer and progressing landward and shall have a mulch layer of organic material 4 inches to 6 inches in depth. Said mulched restoration areas shall be maintained and not removed or allowed to revert to turf in the future. The required trees shall be comprised of approximately 50 percent deciduous and 50 percent evergreen species and shall be evenly distributed within the RPA buffer. Trees shall not be planted within 15 feet of the shoreline where such planting would result in marsh shading or interference with the integrity of shoreline structures. Salt and flood tolerant plant species shall be planted below the 5 foot contour to ensure greater survival of the plantings. Said restoration shall be installed prior to the issuance of the certificate of occupancy or release of the building permit.

6. Under deck treatment of sand and gravel shall be installed.
7. This variance and associated conditions **are in addition to** the improvements associated with the Board variance granted January 24, 1996.
8. The conditions and approval associated with this variance are based on the exhibit prepared by the applicant and presented to the Board. Said exhibit and conditions shall be submitted to the Department of Planning, Zoning Division for review and approval prior to the issuance of a building permit. The Zoning Division and/or Permits and Inspections may require additional information that may affect the release of a building permit.

**Frederick Perkins appeared before the Board.**

**There was no opposition present.**

**As an item of the consent agenda, a motion was made by Mr. Jones, seconded by Mr. McCoy to approve the variance request with the 8 conditions listed above. All voted for the motion.**

<b>AYE</b>	<b>8</b>	<b>NO</b>	<b>0</b>	<b>ABSTAIN</b>	<b>0</b>	<b>ABSENT</b>	<b>1</b>
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<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>AYE</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>



Address of Non-compliance <b>936 Le Cove Drive</b> Property Owner <b>Demarkus Parker &amp; Jobenia Odun</b> Public Hearing <b>May 23, 2019</b> City Council District <b>Kempsville</b>	Agenda Item  <b>6</b>
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**Parcel GPIN:** 1456-19-1636  
**Applicant’s Agent:** Self Represented  
**CBPA Board Action:** SHOW CAUSE HEARING HELD ON MAY 23, 2019  
 VIOLATION FOUND, IMPOSED A CIVIL CHARGE, RESTORATION HEARING  
 ORDER SET FOR JUNE 24, 2019

**Demarkus Parker and Jobenia Odum appeared before the Board.**

**There was no opposition present.**

**A motion was made by Mr. France, seconded by Mr. McCoy to find a violation with the deviation or noncompliance has been low and the environmental impact has been low. Was imposed a civil charge of \$100 and imposed a restoration hearing order for June 24, 2019. All voted for the motion.**

**AYE 8 NO 0 ABSTAIN 0 ABSENT 1**

<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>AYE</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>



Address of Non-compliance <b>2201 Wood Ibis Way</b> Property Owner <b>Peter Koumoutseas</b> Public Hearing <b>May 23, 2019</b> City Council District <b>Bayside</b>	Agenda Item <b>7</b>
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**Parcel GPIN:** 1489-09-7474  
**Applicant's Agent:** Self Represented  
**CBPA Board Action:** DEFERRED ON MAY 23, 2019 UNTIL THE JULY 22, 2019 PUBLIC HEARING

**Peter Koumoutseas appeared before the Board.**

**There was no opposition present.**

**A motion was made by Mr. France, seconded by Mr. Wallace to defer the show cause request until the July 22, 2019 public hearing.**

**AYE 8 NO 0 ABSTAIN 0 ABSENT 1**

<b>DREPS</b>	<b>AYE</b>
<b>FRANCE</b>	<b>AYE</b>
<b>JESTER</b>	<b>AYE</b>
<b>JONES</b>	<b>AYE</b>
<b>MCCOY</b>	<b>AYE</b>
<b>MCDANIELS</b>	<b>ABSENT</b>
<b>SMITH</b>	<b>AYE</b>
<b>STEIER</b>	<b>AYE</b>
<b>WALLACE</b>	<b>AYE</b>