



*Municipal Corporation of Cape Charles*

**September 2025  
MONTHLY REPORT**

Katie H. Nunez, Planning/Zoning Administrator

This monthly report encompasses the months of June & July 2025.

**A. SUBDIVISION AGENT:** No items to report.

**B. BOARD OF ZONING APPEALS - CODE OF VIRGINIA SECTION 15.2-2310**

The Cape Charles Board of Zoning Appeals will hold a public hearing on Tuesday, October 14th, 2025, at 10:00 am, at the Cape Charles Civic Center, 500 Tazewell Avenue, to receive public comments on the following:

- A. Application from Martin Mayer, for a variance from Article 3 Section 3.2 of the Cape Charles Zoning Ordinance to allow for a rear deck to extend 1.5' into the side setback and 5' into the rear setback.

The variance application is authorized pursuant to Cape Charles Zoning Ordinance Sections 2.6.3 and 2.6.4. This property is located in the R-1 Zoning District

- B. Application from North Beach Associates, LLC, appealing a decision from the Zoning Administrator dated August 7<sup>th</sup>, 2025, which provided a Zoning Determination and August 27<sup>th</sup>, 2025, which provided a clarifying email concerning 201-209 Washington Avenue (Seabreeze Apartments) that stated:
  - i. The owner has one year to fix the violations on the property, reflective of approved extensions to that one-year deadline.. If the owner does not fix the violations within this period, the property will lose its legal non-conforming status, and;
  - ii. The owner must place tenants in the property before the July 31, 2026 deadline (2 years from when last occupied with a tenant) to retain its legal, non-conforming status for the number of multi-family dwellings currently allocated on the property, pursuant to the legal non-conforming review.

The appeal application is authorized pursuant to Cape Charles Zoning Ordinance Section 2.6.4. This property is located in the R-3 Zoning District.

**C. HARBOR DEVELOPMENT CERTIFICATES:** No applications were filed.

**D. WETLANDS and COASTAL SAND DUNE BOARD:**

The Cape Charles Wetlands and Coastal Dune Board will hold a public hearing on Wednesday, October 8<sup>th</sup>, 2025, at 5:30 p.m. in the Cape Charles Civic Center at 500 Tazewell Avenue, on the following:

**A) Wetlands Application from Coastal Precast Systems, LLC., to construct a 120-foot wide by 462-foot long, concrete launching ramp.**

The portion of the project that is within the Wetlands and Coastal Dune Board's jurisdiction, pursuant to Cape Charles Zoning Ordinance Appendix F, Section 74.31, is the proposed construction of a 120-foot-wide by 462-foot-long, concrete launching ramp that impacts 0.34 acres of jurisdictional waters. Coastal Precast Systems, LLC., is proposing to retain this structure permanently, following the completion of the Key Bridge Components. Additionally, CPS will install six (6) temporary 54" moorings with signage around the launch ramp that will warn vessels of the underwater structure.

**E. TOWN COUNCIL**