Application for Zoning Clearance

Planning & Zoning Department
412 Tazewell Avenue
Cape Charles, VA 23310
757-331-3259 x31

planningtech@capecharles.org

Revised 011/2025	
Taxes	✓ up to date
Violations	—
Fee	
Decision	Approved KAN 1/15/2026

Fee $150 unless a residential building permit

Budget Code: MISPL 100-3100-1070
Budget Code for VIOLATIONS: PERMZ 100-3100-1370

PART 1. APPLICATION NOTES

Use this form to request zoning clearance for all new construction, alteration of existing structures, additions, or demolitions within the Town of Cape Charles * *The applicant is responsible for confirming and obtaining all necessary building permits after approvals.*

In addition to the information required in this application, all items from this checklist must be submitted before it can be evaluated.

■ Photos of existing area ■ **Site Plan** ■ **Owner Affidavit**

Owner/Applicant signature: Edward M. Loonam Date: 12/22/2025

PART 2: PROPERTY INFORMATION

Property Address: 101-183 Sunset Blvd., Cape Charles VA 23310 | Tax Map #: 83A1-11-M1

Zoning District if not located in Bay Creek:

☐ R-1 ☐ R-2 ☐ R-3 ☐ CR ☐ C-1 ☐ C-2 ☐ C-3
☐ M-2 ☐ HARB-C ☐ HARB-LI

Zoning District if located in Bay Creek: ☐ Located on Bay Creek property, but not in a current subdivision

Subdivision Name	Zoning Designation	Subdivision Name	Zoning Designation
☐ Bayside Village	PUD Village	☐ Muirfield Village	PUD Village
☐ Bay Vista	PUD R-3	☐ New Quarter	PUD R-2
☐ Fairways	PUD R-3	☐ Plantation Pointe	PUD R-1
☐ Heron Pointe	PUD R-2	■ The Colony	PUD R-3
☐ Kings Bay	PUD R-2	☐ The Hollies	PUD R-2
☐ Marina Resort	PUD R-2	☐ The Signature	PUD R-2
☐ Marina Village East	PUD R-2	☐ The Villas at Magnolia Park	PUD Village

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Bay Creek at Cape Charles Community Association, Inc.

Mailing Address: 2 Bahama Road, Cape Charles VA 23310

Phone Number: (757) 210-8191

Email: eloonam@unitedpropertyassociates.com

PART 4: APPLICANT INFORMATION

☐ Check here if the applicant is the owner. (If applicant is not the property owner, an Owner's Permission Affidavit must be attached.)

Name and/or Company: Edward Loonam, Association Manager, BCCA

Mailing Address: 2 Bahama Road, Cape Charles VA 23310

Phone Number: 757) 210-8191 | Email: eloonam@unitedpropertyassociates.com

PART 5: PROJECT INFORMATION – DESCRIBE PROPOSED WORK IN DETAIL

The project is for the implementation of an aquatic barrier to deter aquatic vegetation floating in the Chesapeake Bay from coming ashore on the North Beach of Bay Creek at Cape Charles Community Association, Inc. (i.e., adjacent to Sunset Blvd). This floating barrier system will be situated between existing breakwaters and have sufficient slack to rise and fall with the tides. Flotation 9" Dia. Premium Closed-Cell High Density Polyethylene Rolled Foam Log booms which float on the top of the water, will be strung up with 5/16" 304 Stainless Steel Cable (9,800 lbs breaking strength) at the top, and 3/8" Galvanized Steel Chain (10,600 lbs breaking strength) at the bottom. 32 oz/yd2 PVC Coated Polyester Fabric or greater with UV Inhibitors and Marine inhibitors and black PVC mesh filter fabric skirt panel hanging from the booms and weighted with ballast 1.5 lbs/ft, 3/8" Galvanized Steel Chain; Grade 30 and manufactured in accordance to NACM 90 and or ASTM 80 specifications will allow for flow of water, san and wildlife into and out of the inter-tidal areas while holding back excess vegetation to be carried away by the current. A gate system allows for swimmers, kayakers, and others to pass through the barrier to access water outside the breakwaters. The contractor will use existing walkways and beach access to carry in project materials and by boat from the open water. The project materials consist of an ABASCO marine grade aquatic barrier as described in the attachments. High Tensile Strength Marine Grade Aluminum 6061 T-6 ASTM Universal SlideConnector, and ASTM Locking Pins. Stainless Steel Fasteners metal anchors will be installed at each end of the breakwaters and wooden poles sunk to create the gate system, per the attached diagram.

PART 6: ADDITIONAL INFORMATION

Category of work	☐	Residential	☐	Commercial ☐ Industrial
Type of work	☐	New (landscape plan needed)	☐	Renovations ☐ Repairs
(Check all that apply)	☐	Demolition ____ Full ____ Partial _____ ft^2		
	☐	Addition	☐	Accessory structure ____ ft^2
	☐	Fence	☐	Pool (requires a CUP)
	☐	Roof	☐	Solar Panels
	☐	Elevator		
	■	Other (specify) Installation of barrier between breakwaters		

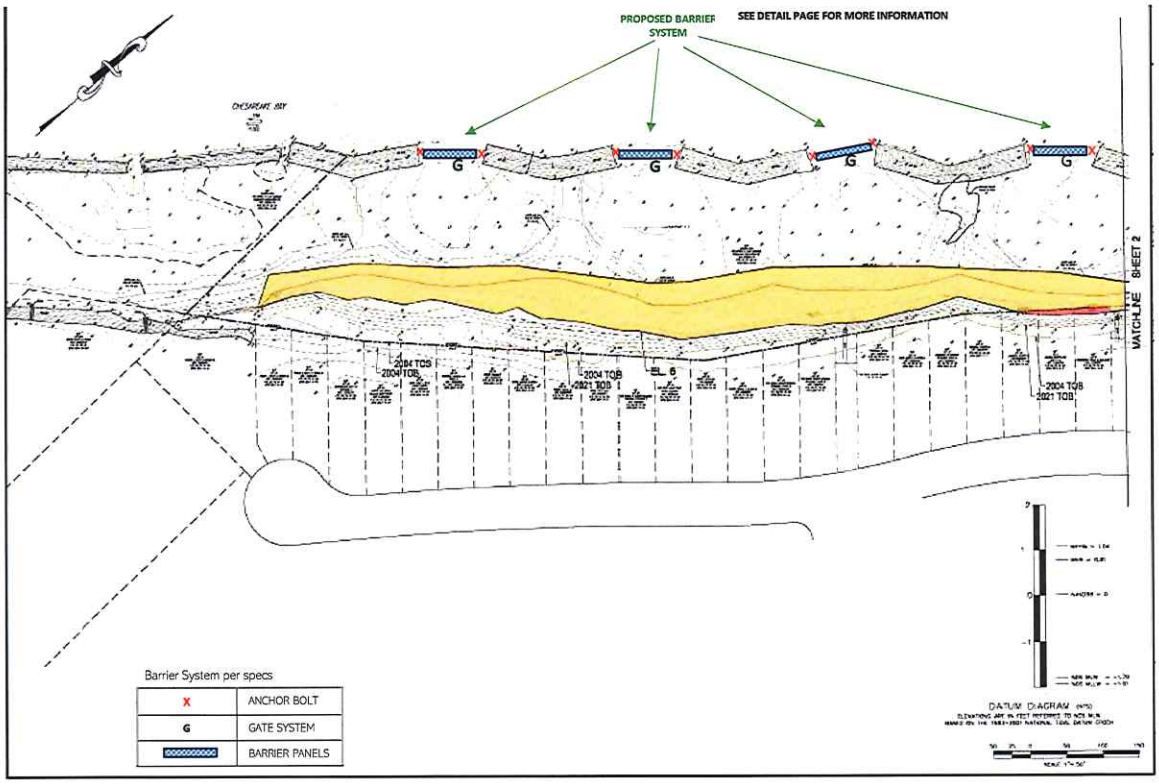
Are trees going to be removed? ■ No ☐ Yes If yes, please complete a Tree Permit Application.

Applicant's signature: Edward M. Loonam Date: 12/22/2025

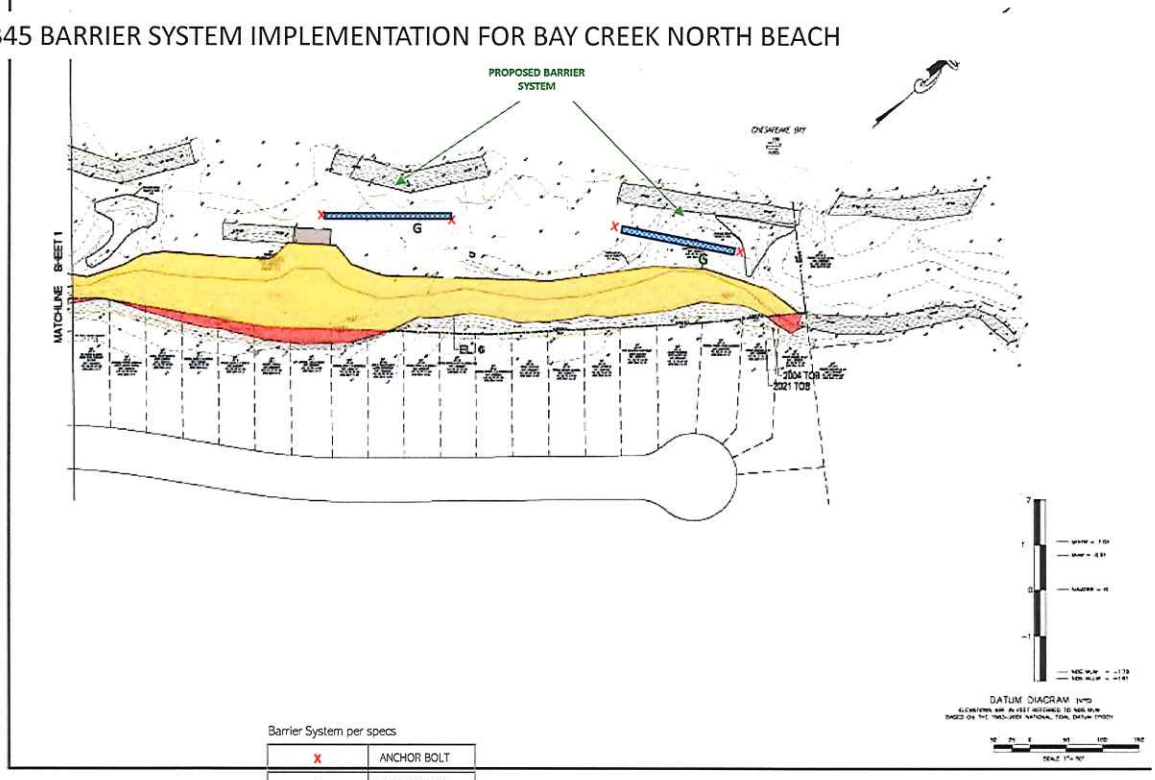
Zoning Administrator's signature: Katie L. Nos Date: 1/15/2026


Oyster Farm
Seafood Eatery
195 feet
First stage/Test Area
195 Feet
101 Feet
90 Feet
99 Feet
96 Feet
Sunset Blvd
Sunset Blvd
Kings Bay Dr
Oystermen's Pearl
E Bay Dr
Kings Ct
Colony Dr
Colony Dr

AB45 BARRIER SYSTEM IMPLEMENTATION FOR BAY CREEK NORTH BEACH



AB45 BARRIER SYSTEM IMPLEMENTATION FOR BAY CREEK NORTH BEACH

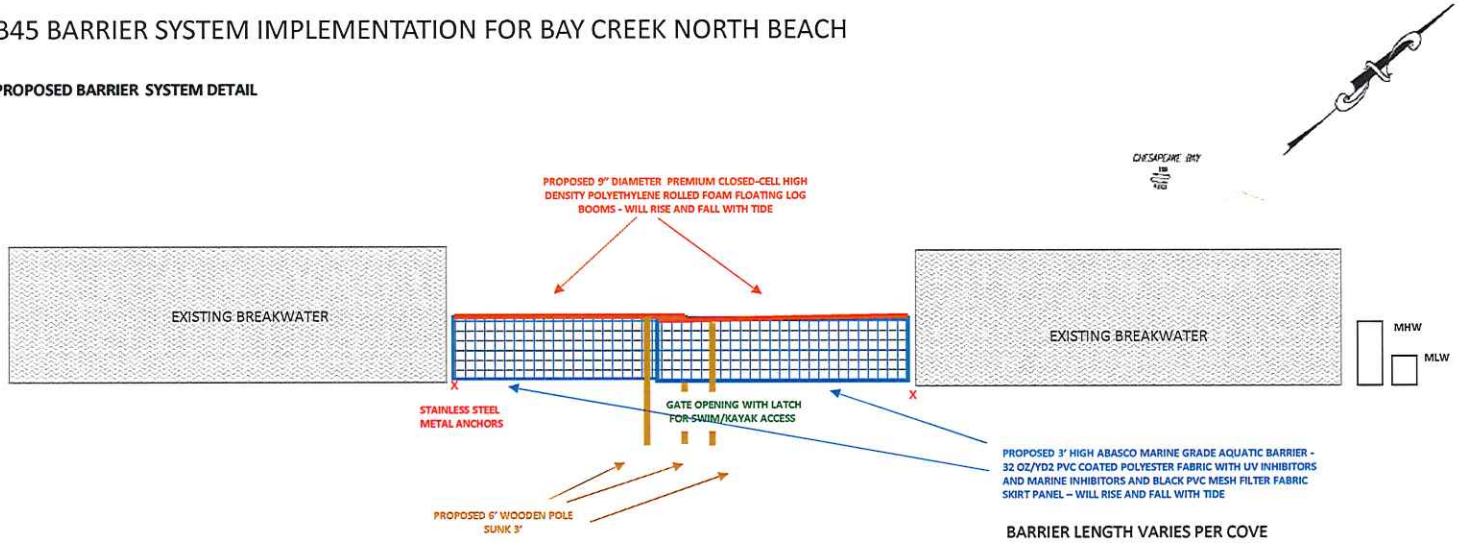


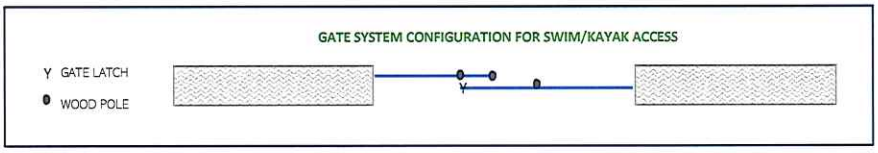
Barrier System per specs

X	ANCHOR BOLT
G	GATE SYSTEM
	BARRIER PANELS

AB45 BARRIER SYSTEM IMPLEMENTATION FOR BAY CREEK NORTH BEACH

PROPOSED BARRIER SYSTEM DETAIL





Barrier System per specs

X	METAL ANCHOR BOLT
G	GATE SYSTEM
	BARRIER PANELS

ABASCO *SUPERMESH* FABRIC FOR SARGASSUM BARRIERS

- SPECIFICATIONS -

Width	60 & 120 inches
Base Fabric (100% Polyester)	2000D x 2000D / 13 x 13
Coating	PVC Coated Polyester Yarns
Weight (FS-191-5041)	18 oz / yard²
Caliper (Fabric Thickness)	0.050 inches
Tensile Strength (Grab) (FS-191-5100)	450 lbs x 450 lbs
Tear Strength (Tongue) (FS-191-5134)	250 lbs x 250 lbs
Abrasion Resistance (FS-191-5306)	625 cycles
Mullen Burst Strength (FS-191-5538)	575 lbs / inch²
U.V. Resistance (Weather-O-Meter)	Not excessive fading after 1000 HRS
Cold Crack Resistance (FS-191-5874)	-40° F
High Temperature Resistance (FS-191-5872)	180° F (Does not Block)
Shade Factor	Approximately 60%
Flame Resistance	Available (Special Order)

ABASCO LLC 8561 East North Belt, Humble, Texas 77396 Tel: 281-446-1500 Fax: 832-553-7498 www.abasco.com
e-mail: sales@abasco.com

ABASCO AQUATIC BARRIER 45

Application	Open and protected water barrier with low center of gravity. Good wave conformity and stability for near shore boom applications. Designed to deflect or prevent aquatic growth migration along secured perimeter.
Specifications	Overall Height: 45in. Float Freeboard: 9in. Skirt Draft: 36in. Available Length: 100 ft. & 50ft. standard
Fabric	32 oz/yd^2 PVC Coated Polyester Fabric or greater with UV Inhibitors and Marine inhibitors and black PVC mesh filter fabric skirt panel
Float Color	Orange
Flotation	9" Dia. Premium Closed-Cell High Density Polyethylene Rolled Foam Log
Top Tension	5/16" 304 Stainless Steel Cable (9,800 lbs breaking strength)
Bottom Tension	3/8" Galvanized Steel Chain (10,600 lbs breaking strength)
Ballast	1.5 lbs/ft, 3/8" Galvanized Steel Chain; Grade 30 and manufactured in accordance to NACM 90 and or ASTM 80 specifications
End Connectors	High Tensile Strength Marine Grade Aluminum 6061 T-6 ASTM Universal SlideConnector. ASTM Locking Pins. Stainless Steel Fasteners.
Construction	All vertical fabric welds are standard 2-inch thermal welds for superior strength and durability. Extra-heavy hinge points between flotation segments ensure vertical boom stability and float integrity and durability. The hinges are RF welded and are 3 inches wide and three fabric layers thick.

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