



Wetlands and Coastal Dune Board

Application

Planning & Zoning Department
 412 Tazewell Avenue
 Cape Charles, VA 23310
 757-331-3259 x31
planningtech@capecharles.org

Revised 11/2025

Taxes	
Violations	
Fee	
Decision	

Budget Code: MISPL: 100-3100-1070

PART 1. APPLICATION NOTES	
<p>A Wetlands and Coastal Dunes Board Permit is required for all applications for zoning clearances and permits involving any development within the wetlands or coastal primary sand dune. <i>* The applicant is responsible for confirming and obtaining all necessary building permits after approvals.</i></p>	
<p><u>In addition to the information required in this application, all items from this checklist must be submitted before it can be evaluated if applicable.</u></p>	
<p><input checked="" type="checkbox"/> Zoning Clearance Application <input checked="" type="checkbox"/> Photos of existing area <input checked="" type="checkbox"/> Map as described in Part 6 <input type="checkbox"/> Owner Affidavit</p> <p>**payment of advertising costs, actual and adjacent property owner notification mailing costs, actual.</p>	
Owner signature: Edward M. Loonam <div style="float: right; text-align: right;"> Date: 12/17/2025 </div>	
PART 2: PROPERTY INFORMATION	
Property Address: 101-187 Sunset Blvd, Cape Charles VA 23310	Tax Map #: 83A1-11-M1
Joint Permit Application Number: NAO-2025-02689-PB	Zoning District: PUD Open Space
PART 3: PROPERTY OWNER INFORMATION	
Name and/or Company: Bay Creek at Cape Charles Community Association, Inc. (BCCA)	
Mailing Address: 2 Bahama Road, Cape Charles VA 23310	
Phone Number: (757) 210-8191	
Email: eloonam@unitedpropertyassociates.com	
PART 4: APPLICANT INFORMATION	
<input checked="" type="checkbox"/> Check here if applicant is owner. (If applicant is not the property owner, an Owner's Permission Affidavit must be attached.)	
Name and/or Company: Edward Loonam, BCCA Association Manager, Agent	
Mailing Address: 2 Bahama Road, Cape Charles VA 23310	
Phone Number: (757) 210-8191	
Email: eloonam@unitedpropertyassociates.com	

PART 5: PROJECT INFORMATION

Detailed Project Description include the type of equipment to be used and the means of equipment access to the activity site; the primary purpose; any secondary purposes, including further projects; the public benefit to be derived from this proposal; measure to be taken during and after the alteration to reduce detrimental offsite effects; the completion date; materials:

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, sand, 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

Type of work, check all that apply: Development in Wetlands Development involving Primary Sand Dunes
 Beach Replenishment Bulkhead Dock Pier Revetment
 Walkway, New Walkway, Existing - Repair

Location Description: Provide Pictures of existing condition.

Map – drawn to an appropriate & uniform scale, showing the area of dunes directly affected, the location of the proposed work thereon, the area of any proposed fill and excavation, the location, width, depth, length of any disposal area, and the location of all existing and proposed structures, sewage collection and treatment facilities, utility installations, roadways, and other related appurtenances or facilities, including those on adjacent uplands. Indicate if in the RPA/FMA.

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

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Applicant's signature: Edward M. Loonam

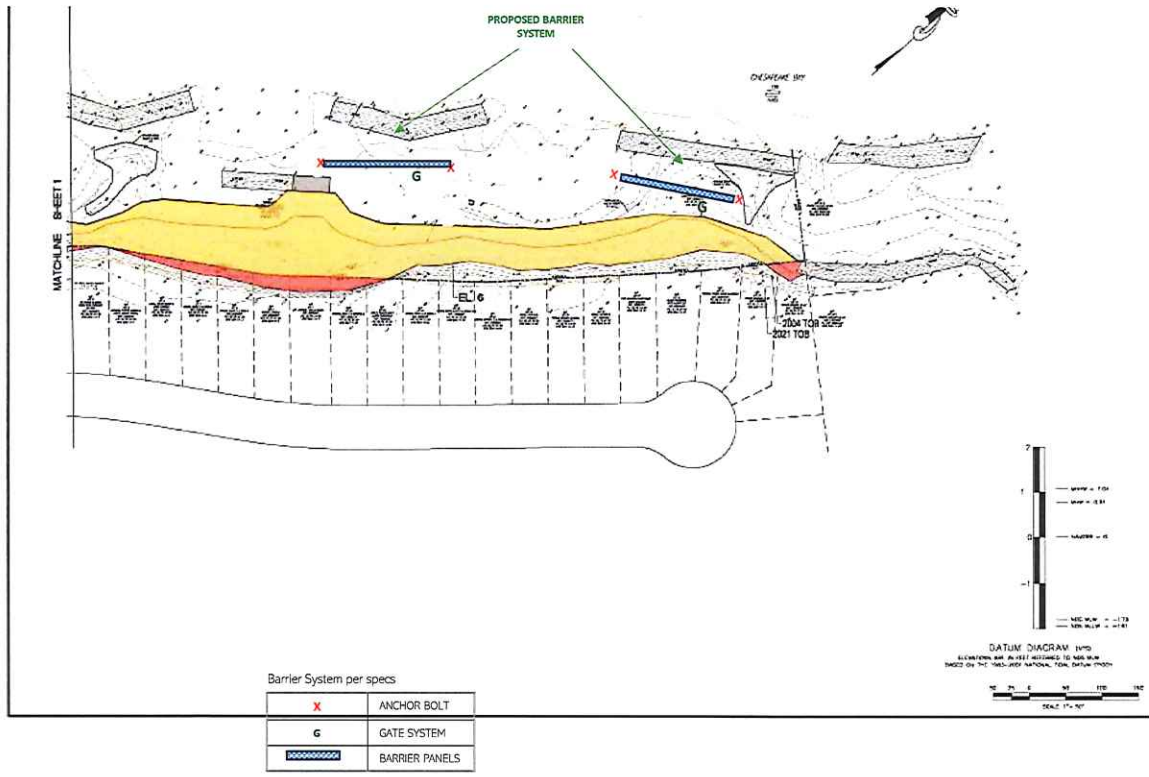
Digital Signer Edward M. Loonam
DN: E, #1, email=ed@capecharles.com, CN=Bay Creek at Cape Charles
Community Association, Organized Property Assistants, CN=Edward M. Loonam
Date: 12/17/2025
10:21:18 -0500

Date: 12/17/2025

Zoning Administrator's signature: Kater H. Ny

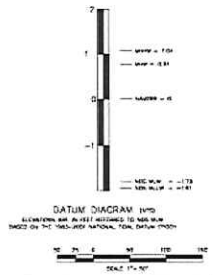
Date: 1/15/2026

AB45 BARRIER SYSTEM IMPLEMENTATION FOR BAY CREEK NORTH BEACH



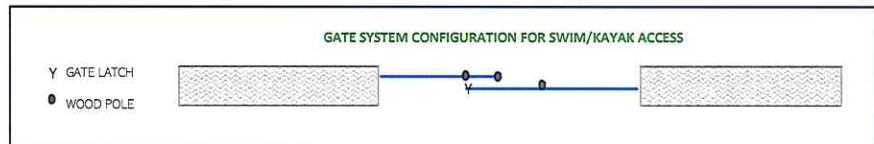
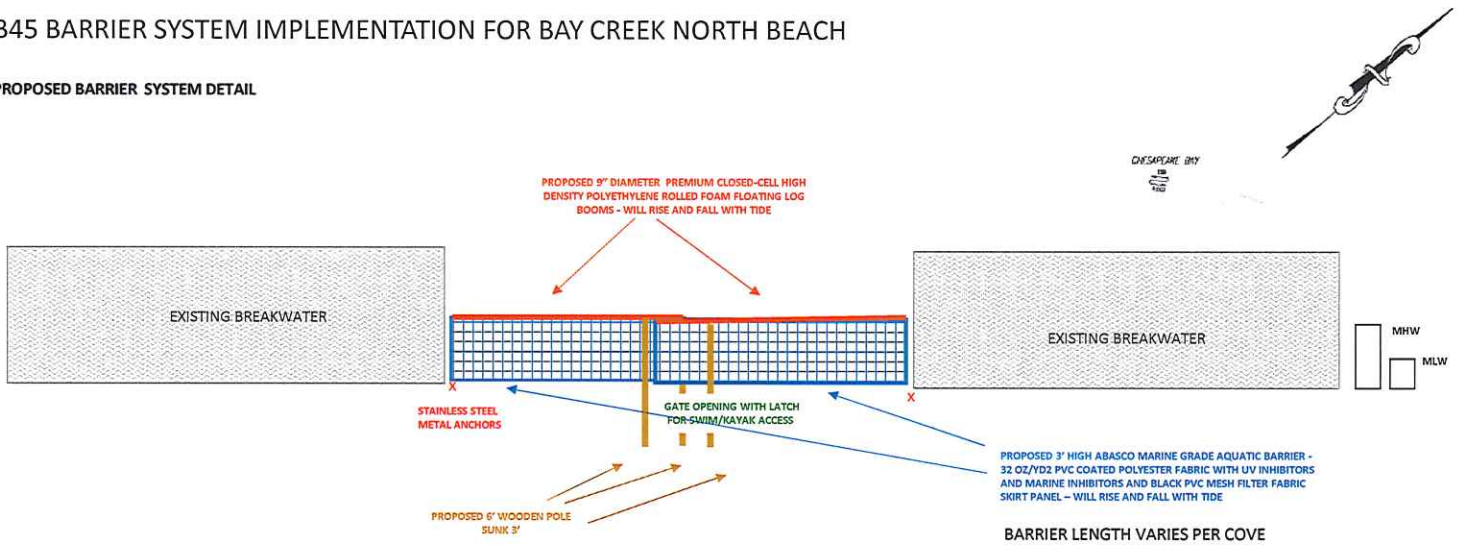
Barrier System per specs

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
XXXXXX	BARRIER PANELS



First stage/Test Area

101 Feet

195 feet

195 Feet

90 Feet

99 Feet

96 Feet

Oyster Farm Seafood Eatery

Oyster Farm Seafood Eatery

Oyster Farm Seafood Eatery

Sunset Blvd

Sunset Blvd

Kings Bay Dr

E Bay Dr

Colony Dr

Colony Dr

Kings Ct



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 / yard ²
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 / inch ²
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 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.



