

June 29, 2017

Mr. Jimmy McNamara
Municipal Center Building 2
2405 Courthouse Dr.
Virginia Beach, VA 23456

Dear Mr. McNamara,

The Lake Shores Civic League is opposed to the variance request submitted by MHM Bay Development LLC for the property between 1644 and 1700 Jack Frost Road (GPIN 14698414630000). We do not believe it is in the best interest of our neighborhood and the property values of the residents to subdivide the property into two lots and construct two houses on property that is only 80' wide. We also oppose any request to waive the requirement of a 100' of frontage for this endeavor. Our reasons for this opposition are:

1. The lot is too narrow to be subdivided for two homes in the Lake Shores neighborhood. The applicant may state that if subdivided, the lot sizes will be comparable to what is already in the neighborhood, however the placement of the lots will not be. According to the elevation plan submitted, the planned location of the driveway for the house on the back lot will have to be on an easement on the front lot. As far as we can determine, there are no current easements such as this in Lake Shores. There are lots in Lake Shores that are behind other lots—commonly referred to as “flag lots”—but the front lots are within the R-20 100' requirements, and the houses on lots set back from the frontage have their own dedicated driveways within their property lines. These were also approved in the 1960s, and would probably not be approved today. And even so, they still they do not create an eyesore of packing houses into a narrow property line as MHM's plan would.
2. The applicant states in the request that the land is cleared, however, that is not true. There is a considerable amount of standing trees in the back portion of the lot where the house on planned lot B would be located that would be removed. Cutting down these trees will increase the traffic noise from Northampton Boulevard into Lake Shores. The Lake Shores Civic League is currently working with the Virginia Beach City Council and Department of Public Works to conduct a sound study and hopefully have a noise abatement wall erected along Northampton Boulevard. Noise abatement is needed to replace the dense foliage and trees that were removed by Dominion Energy several years ago in order to comply with federal guidelines. The noise emanating from Northampton has adversely affected the quality of life in our community, and clearing even more standing trees would only exacerbate the current condition.
3. The date of the application for the variance is dated 6 June 2017 and lists the property as belonging to Ivor K. Miller. It further identifies and the two adjacent lots to the west as properties of J. Russel Miller and Phyllis C. Miller. However, the three lots were in the process of being purchased or had already been purchased by MHM by the date of the application. The date of the documents submitted to the City was 8 June 2017, and the purchase was recorded with the City on 12 June 2017. We believe that if MHM is granted the variance for the property specified in their request, they will then submit similar variance requests for 1644 and 1648 Jack Frost (GPIN 14698413260000 and 14698422470000 respectively) to shift property from 1644 to 1648 in order to even them out at just over 20,000' s/f each, demolish the house

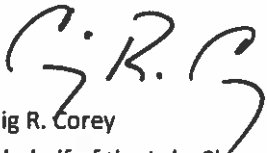
and garage that presently reside on 1644 Jack Frost Road, and build two houses on those properties. The current variance request for the vacant lot should not be viewed in isolation and must be looked at with the inevitable development of the property next to it, thus exacerbating the issues outlined in paragraph 1.

4. An examination of storm water runoff from proposed impervious surfaces (roofs/gutters, driveways, and other improved areas on the property) must be done to ensure the current ditch/drainage system is adequate to prevent storm water backups in adjacent neighborhood areas, especially if a natural vegetative filter barrier is removed to permit home development. We are directly adjacent to the Chesapeake Bay in a most sensitive area, and these are some of the lower-lying lands in our neighborhood. The residents rely on the ditches in the back area of the lot(s) to effectively drain downstream. MHM's plans are incomplete as far this critical concern.
5. We have reached out to the applicant through the e-mail provided on the application asking for more information on their development plans for all the properties they own and the issues above. We've also requested to confirm whether the drawings of the houses on their application are accurate reflections of the style of house they plan building, as well as proposed driveway connections. So far, our request has gone unanswered.

In the end, another solution can be found without adversely impacting the neighborhood, which would not require a variance, and would be consistent with houses and property in Lake Shores now. It may mean building one house instead of two, but as such it will be comparable to what is currently in the neighborhood as opposed to their variance request which is not

As such, we ask that the Planning Administration staff render a recommendation to disapprove the request for variance, as well as the Planning Commission to disapprove the request. MHM has other alternatives without adversely impacting our neighborhood.

Respectfully,



Craig R. Corey

On behalf of the Lake Shores Civic League Board of Directors:

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