CITY OF VIRGINIA BEACH

PLANNING & COMMUNITY DEVELOPMENT
Planning Administration
2403 Courthouse Drive
Municipal Center, Building 3
Virginia Beach, VA 23456

February 20, 2026

Sent via email only:

Brian Owen, MSA, PC – brian.owen@msaonline.com

Jonathan Wetherington, Shadowlawn Associates, LLC – office@wetheringtonhomes.com

Subject: Joint Permit Application 2026-WTRA-00009, Proposed Condominium Development at 1001 Virginia Avenue

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Dear Mr. Owen,

The referenced application was received on January 12, 2026 and we have completed our review.

Based on our review of the subject application, the wetlands involved with the proposed improvements are not wetlands regulated by the City Wetlands Zoning Ordinance. Accordingly, the impacts associated with this project do not require approval from the Virginia Beach Wetlands Board related to the disturbance of wetlands. Please be advised that this letter pertains only to the jurisdiction of the Local Wetlands Board and additional approvals or authorization may be required from other agencies regarding impacts to wetlands and associated land disturbance with the project.

Should you have any further questions, feel free to contact our office.

Sincerely,

Heaven Manning, PWS
Environmental Planner

cc: Virginia Marine Resources Commission – Tiffany Birge
U.S. Army Corps of Engineers