PENDER & COWARD
ATTORNEYS AND COUNSELLORS AT LAW



SHAREHOLDER

BRYAN S. PEEPLES

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EDUCATION

Regent University School of Law, 2018, *magna cum laude* United States Naval War College, 2011 University of South Carolina, 1996, *cum laude*

ADMISSIONS

Supreme Court of Virginia, 2018

United States District Court for the Eastern District of Virginia, 2019

United States Court of Federal Claims, 2019

United States Court of Appeals for the Fourth Circuit, 2023

District of Columbia, 2019

OVERVIEW

Bryan S. Peeples is a shareholder at Pender & Coward who focuses his practice on waterfront law , eminent domain & right of way , and environmental law matters. He represents individuals, businesses, waterfront property owners, and organizations throughout Virginia in complex legal matters involving property rights, regulated industries, and disputes affecting land and waterways.

Bryan's practice focuses on legal issues involving Virginia's waterfront communities, including riparian property rights, shoreline development, environmental regulations, and government acquisition of private property. He helps clients navigate complex legal and regulatory challenges while protecting their property interests, business objectives, and long-term goals.

Before joining Pender & Coward, Bryan served 22 years in the United States Navy as a helicopter pilot and senior military leader. His experience in strategic planning, operational decision-making, and leadership continues to shape his practical approach to solving complex legal challenges for clients.

Practice Areas

Bryan's practice involves several areas of law where property ownership, regulatory requirements, and business interests intersect.

Waterfront and Riparian Property Rights

Bryan assists waterfront property owners and businesses with legal matters involving riparian rights, shoreline access, waterfront ownership, and development considerations. He helps clients understand the unique property rights and regulatory requirements associated with owning property along Virginia's waterways.

Environmental and Regulatory Matters

Bryan advises clients on environmental and regulatory issues connected to waterfront property, shoreline development, and compliance requirements. His experience includes matters involving regulations affecting Virginia's coastal and waterfront communities.

Eminent Domain and Right of Way

Bryan represents condemning authorities in eminent domain and right-of-way matters.

Helping Clients Navigate Waterfront Property and Maritime Legal Matters

Bryan helps clients address legal challenges where property rights, maritime activities, environmental regulations, and business interests intersect.

His experience includes assisting clients with matters involving:

- Waterfront property ownership and disputes
- Riparian rights and shoreline access
- Waterfront development considerations
- Environmental regulations affecting coastal properties
- Right-of-way and easement matters

Bryan's experience allows him to provide practical legal guidance for clients navigating highly regulated environments where property, business, and public interests overlap.

Who Bryan Represents

Bryan works with a variety of clients throughout Virginia, including:

- Waterfront property owners
- Commercial maritime businesses
- Property developers
- Marine-related organizations
- Businesses operating in regulated industries
- Individuals involved in complex property disputes

Clients turn to Bryan when they need experienced counsel for legal matters involving specialized industries, regulated property, and complex legal issues.

Publications and Thought Leadership

Bryan is a frequent author on legal issues involving maritime law, waterfront property rights, environmental regulations, and Virginia real property matters.

His publications have addressed topics including:

- Chesapeake Bay Preservation Act
- Virginia Primary Sand Dune and Beaches Act
- Virginia Tidal Wetlands Act
- Virginia aquaculture regulations
- Maritime and admiralty law
- Virginia real property law

As a member of Pender & Coward's Waterfront Law Practice Group, Bryan regularly contributes educational content focused on legal issues affecting waterfront property owners, businesses, and Virginia communities.

Additional resources:

- Bryan's Publications
- Waterfront Law Blog
- Firm Legal Insights

Military Service and Leadership Experience

Before joining Pender & Coward, Bryan served 22 years in the United States Navy as a helicopter pilot and senior leader.

During his military career, he completed seven combat deployments, commanded a helicopter squadron, and served as Lead Rotational Planner for the Joint Staff. In that role, Bryan provided strategic advice to the Chairman of the Joint Chiefs of Staff and the Secretary of Defense.

His military experience continues to influence his disciplined approach to analyzing complex problems, developing strategies, and helping clients achieve their objectives.

Frequently Asked Questions

What types of legal matters does Bryan Peeples handle?

Bryan focuses his practice on waterfront property rights, environmental matters, riparian issues, and eminent domain. He assists individuals, businesses, and property owners throughout Virginia with complex legal issues involving regulated industries and property interests.

What experience does Bryan Peeples have with waterfront property law?

Bryan advises waterfront property owners and businesses on matters involving riparian rights, piers and docks, bulkheads, Chesapeake Bay Preservation Act violations, shoreline property issues, waterfront development, and regulatory requirements affecting Virginia's waterways.

What types of eminent domain matters does Bryan Peeples handle?

Bryan represents condemning authorities in eminent domain and right-of-way matters.

How does Bryan's military experience influence his legal practice?

Bryan's 22 years of service in the United States Navy, including combat deployments and command leadership

experience, provides him with a unique perspective on waterfront issues, strategic planning, complex decision-making, and solving challenging problems.

Does Bryan Peeples write about waterfront legal issues?

Yes. Bryan regularly writes about waterfront property rights, environmental regulations, and Virginia property issues. His publications provide insight into legal developments affecting waterfront property owners and businesses.

Contact Bryan S. Peeples

If you need guidance regarding waterfront property, environmental law, or related legal matters, Bryan provides experienced counsel focused on protecting client interests and developing practical solutions. To request a consultation, contact Pender & Coward.

REPRESENTATIVE CASES & TRANSACTIONS

- *Kooiman v. Ornoff*

  , 2024 Va. App. LEXIS 42 (2024)(cert. denied by Supreme Court of Virginia): Successfully represented a homeowner seeking to enforce restrictive covenants against a neighbor who was operating an Air B&B in a finished basement. We received a favorable verdict in the Circuit Court for Isle of Wight County, which issued an injunction preventing the defendants from using the lower level of their home as a separate residence. The defendants appealed, and the Court of Appeals of Virginia affirmed the Circuit Court. The defendants then petitioned to the Supreme Court of Virginia, but their petition was denied.

- Pretty Lake 5757 LLC v. City of Norfolk., 2024 Va. Cir. LEXIS 186 (Va. Cir. 2024): We represented private landowners in a property dispute with the City of Norfolk. The Court ruled that a "right-of-way" which had been established in the 1930s for the purposes of constructing a road (which was never built) does not empower the City to use private land for any and all purposes. Instead, the "right-of-way" must be used for its intended purpose, or at least for something closely related to the intended purpose. Specifically, the Court found that the "right-of-way" vests the City with authority to use the land for public transit, but not for other purposes such as operating a public park on private property.

- *Martin v. Va. Beach Pub. Sch.,*

  2020 Va. App. LEXIS 88 (2020): Represented Virginia Beach City Public Schools in a workers' compensation case concerning an employee who was injured when a gust of wind blew her into a metal gate. We received a favorable opinion from the Virginia Workers Compensation Commission, and the employee appealed. The Court of Appeals of Virginia affirmed, finding that the injuries were caused by a "act of God" and therefore not compensable under the Virginia Workers' Compensation Act.

- *Polozzi v. Va. Beach City Pub. Sch*

  ., 2021 Va. App. LEXIS 229 (2021): Represented Virginia Beach City Public Schools in a workers' compensation case concerning an employee claiming multiple injuries arising from a minor workplace accident. We received a favorable opinion from the Virginia Workers Compensation Commission, and the employee appealed. The Court of Appeals of Virginia affirmed, finding that the employee's alleged injuries were not causally connected to the workplace accident.

- *Wilson v. City of Chesapeake*

  , 2019 Va. App. LEXIS 250 (2019): Represented the City of Chesapeake in a workers' compensation case concerning an employee claiming that the City had fraudulently underpaid his disability benefits. We received a favorable opinion from the Virginia Workers Compensation Commission, and the employee appealed. The Court of Appeals of Virginia affirmed, finding that the City had not committed fraud or mistake.

MEMBERSHIPS

- American Bar Association
- James Kent Inn of Court
- Maritime Law Association of the United States
- Virginia Maritime Association
- Phi Alpha Delta

HONORS & AWARDS

- Best Lawyers: Ones to Watch, Environmental Law, 2021-2027, Workers' Compensation Law - Employers, 2022-2027, Litigation - Environmental, 2024-2027
- Coastal Virginia's Top Lawyers, Land Use & Environment, 2022-2026
- Virginia's Legal Elite, Young Lawyer, 2021, Environmental Law, 2022-2025
- Virginia Super Lawyers Rising Stars, 2021-2026
- Honorable Richard T. Kellam Professionalism Award
- 12 Ronald L. Fick Book Awards, Regent University School of Law
- Defense Meritorious Service Medal

- Air Medal
- Navy Helicopter Association East Coast Pilot of the Year, 2002
- Navy Commendation Medal, Awarded Five Times

COMMUNITY INVOLVEMENT

- LEAD 757, Class of 2022
- VMA Maritime Leadership Certification Program, Class of 2023
- Citizens for a Better Eastern Shore
- Lynnhaven River Now, Waterway Cleanup Volunteer
- Elizabeth River Project, Waterway Cleanup Volunteer