



## CITY PLANNING COMMISSION PUBLIC HEARING AGENDA AUGUST 27, 2009

The Norfolk City Planning Commission will hold a public hearing on August 27, 2009 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

### CONTINUED AGENDA

#### DENIED

1. **BENTER HOMES, LLC**, for a Special Exception to construct a single-family home on a parcel that does not meet the minimum lot width requirements on property fronting 25 feet, more or less, along the eastern line Hanson Avenue, beginning 125 feet, more or less, from the southern line of Rugby Street and extending southwardly; premises numbered 2324 Hanson Avenue.

#### CONTINUED

2. **FHANTOM AUTOWORKS BY ERIC MENDEN**, for the following applications on property located on the southwest corner of Monticello Avenue and 11<sup>th</sup> Street, property fronts 144 feet, more or less, along the southern line of 11<sup>th</sup> Street and 175 feet, more or less, along the western line of Monticello Avenue; property also fronts 227 feet, more or less, along the eastern line of Fort Tar Lane; premises numbered 1101 Monticello Avenue:
  - a. To amend the Zoning Ordinance of the City of Norfolk, 1992 to amend Section 8-6 to allow Automobile Repair in the G-1 (Granby/Monticello Corridor Mixed Use) district by Special Exception.
  - b. For a Special Exception for Automobile Repair.
  - c. For a Special Exception for Automobile Rental.

#### APPROVED

3. **PAPA GRANDE BY KAREN KOCINSKI**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property fronting 885 feet, more or less, along the southern line of E. Virginia Beach Boulevard, beginning 115 feet, more or less, from the eastern line of Glenrock Road and extending eastwardly; premises numbered 5957 E. Virginia Beach Boulevard.

#### APPROVED

4. **UNO'S CHICAGO GRILL**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located on the northeast corner of E. Virginia Beach Boulevard and N. Military Highway, property fronts 65 feet, more or less, along the eastern line N. Military Highway and 296 feet, more or less, along the northern line of E. Virginia Beach Boulevard; premises numbered 5700 E. Virginia Beach Boulevard.

#### APPROVED

5. **CITY PLANNING COMMISSION**, to amend sections 2-3, 12-3, 12-9 and 25-10 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended) so as to clarify the inability to reduce the area of nonconforming lots, to allow the expansion, improvement or structural alteration of certain nonconforming structures by Special Exception and the resumption of certain nonconforming uses by Special Exception.

## REGULAR AGENDA

### APPROVED

1. **CAFÉ CATURRA BY JOHN DUFFEY**, for the following applications on property bounded by W. 21<sup>st</sup> Street to the north, Omohundro Avenue to the east, 20<sup>th</sup> Street to the south, and Llewellyn Avenue to the west; premises numbered 201 W. 21<sup>st</sup> Street and located within 201 Twenty-One:
  - a. For a Special Exception to operate an Entertainment Establishment with alcoholic beverages.
  - b. For a Special Exception for the sale of alcoholic beverages for Off-Premise Consumption.

### DENIED

2. **MP ISLAND CAFÉ BY JACQUELINE PALMER**, for a Special Exception to operate an Eating and Drinking Establishment on property fronting 885 feet, more or less, along the southern line of E. Virginia Beach Boulevard, beginning 115 feet, more or less, from the eastern line of Glenrock Road and extending eastwardly; premises numbered 5957 E. Virginia Beach Boulevard.

### APPROVED

3. **GRANBY THEATER BY ROBERT WRIGHT**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property fronting 55 feet, more or less, along the western line of Granby Street, beginning 187 feet, more or less, from the northern line of W. Freemason Street and extending northwardly; premises numbered 421 Granby Street.

### CONTINUED

4. **GRANDY VILLAGE BY SHURL MONTGOMERY**, for the following applications on property owned by Norfolk Redevelopment and Housing Authority and located within Chesterfield Heights and known as Grandy Village:
  - a. To amend the *Zoning Ordinance of the City of Norfolk*, 1992 to create Grandy Village Planned Development District (PD-R Grandy Village).
  - b. For a change of zoning from R-11 (Moderate Density Multiple-Family) district to Grandy Village Planned Development District (PD-R Grandy Village). The purpose of the rezoning is to allow for a multiple-family development.

### APPROVED

5. **THE PHOENIX BY GPMC PROPERTIES, LLC**, for a Special Exception to Expand, Improve or Structurally Alter a Non-conforming Structure on property located on the southeast corner of Pleasant Avenue and 15<sup>th</sup> Bay Street, property fronts 145 feet, more or less, along the southern line of Pleasant Avenue and 100 feet, more or less, along the eastern line of 15<sup>th</sup> Bay Street, property also fronts 100 feet, more or less, along the western line of 16<sup>th</sup> Bay Street; premises numbered 3509 Pleasant Avenue.

### CONTINUED

6. **BONAVENTURE PROPERTIES, LLC**, for the following applications on property located on the southwest corner of Roland Drive and Tidewater Drive, property fronts 330 feet, more or less, along the southern line of Roland Drive and 667 feet, more or less, along

the western line of Tidewater Drive; premises numbered 733 Roland Drive and 6207-6217 Tidewater Drive:

- a. To amend the *General Plan of Norfolk*, 1992 from low density residential to high density residential.
- b. To amend the *Zoning Ordinance of the City of Norfolk*, 1992 to create the Lakewood Manor Apartments Planned Development District (PD-R Lakewood Manor).
- c. Change of zoning from R-7 (One-Family) district and R-13 (Moderately High Density Multiple-Family) district to PD-R Lakewood Manor (Lakewood Manor Apartments Planned Development) district. The purpose of the rezoning is to allow for the construction of a multiple-family development.

**APPROVED**

7. **CITY PLANNING COMMISSION**, to amend the *Zoning Ordinance of the City of Norfolk*, 1992 to amend Section 2-3 and Table 15-A so as to bring the *Zoning Ordinance of the City of Norfolk*, 1992 into conformance with the Religious Land Use and Institutionalized Persons Act.

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above.

Frank M. Duke, AICP  
Executive Secretary