



**CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
JULY 23, 2009**

The Norfolk City Planning Commission will hold a public hearing on July 23, 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

WITHDRAWN

1. **MARK IV LOUNGE BY LUCILLE SEALS**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located on the southeast corner of Church Street and E. Virginia Beach Boulevard, property fronts 170 feet, more or less, along the eastern line of Church Street and 175 feet, more or less, along the southern line of E. Virginia Beach Boulevard; property also fronts 129 feet, more or less, along the western line of Wide Street; premises numbered 900 Church Street and located within the shopping center.

CONTINUED

2. **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.

TIE VOTE

3. **JUMPIN' JELLYBEANS BY LIZETTA MCKESSON**, to amend a previously granted Special Exception to operate an Entertainment Establishment without alcoholic beverages on property fronting 843 feet, more or less, along the western line of Village Avenue, beginning 88 feet, more or less, from the southern line of Progress Road and extending southwardly; premises numbered 4600 Village Avenue.

CONTINUED

4. **FHANTOM AUTOWORKS BY ERIC MENDEN**, for the following applications on property located on the southwest corner of Monticello Avenue and 11th Street, property fronts 144 feet, more or less, along the southern line of 11th 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.

REGULAR AGENDA

APPROVED

1. **BORJO COFFEEHOUSE BY ROBERT LOOMIS**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property located on the southeast corner of Monarch Way and 45th Street, property fronts 45 feet, more or less, along the eastern line of Monarch Way and 37 feet, more or less, along the southern line of 45th Street; premises numbered 4416 Monarch Way.

APPROVED

2. **SOBO PIZZA KITCHEN AND ALE HOUSE BY DONALD ROCKWELL**, to amend a previously granted Special Exception to operate an Entertainment Establishment with alcoholic beverages on property fronting 23 feet, more or less, along the eastern line of Monarch Way, beginning 110 feet, more or less, from the southern line of 45th Street and extending southwardly; premises numbered 4412 Monarch Way.

CONTINUED

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.

CONTINUED

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. **MACHISMO BURRITO BAR BY WILLIAM CANTON II**, for a Special Exception to operate an Eating and Drinking Establishment on property located on the northwest corner of College Place and Boush Street, property fronts 216 feet, more or less, along the northern line of College Place and 268 feet, more or less, along the western line of Boush Street, property also fronts 258 feet, more or less, along the eastern line of Duke Street; premises numbered 200 College Place.

APPROVED

6. **MICK'S TOO BY ANGEL BLACKER**, for a Special Exception to operate an Eating and Drinking Establishment on property located on the southeast corner of E. Ocean View Avenue and Elnora Street, property fronts 100 feet, more or less, along the southern line of E. Ocean View Avenue and 150 feet, more or less, along the eastern line of Elnora Street; premises numbered 905 E. Ocean View Avenue.

APPROVED

7. **TAP HOUSE GRILL BY LEIF MANLEY**, for the following applications on property located on the northwest corner of W. 21st Street and Woodrow Avenue, property fronts 177 feet, more or less, along the northern line of Woodrow Avenue and 108 feet, more or less, along the western line of W. 21st Street; premises numbered 931 W. 21st Street:
 - a. To change the zoning from C-2 (Corridor Commercial) District to C-2 (Corridor Commercial) District and the 21st Street Pedestrian Commercial Overlay District (PCO-21st Street)

- b. For a Special Exception to operate an Entertainment Establishment with alcoholic beverages
- c. For a Special Exception for a dwelling unit above the ground floor

DENIED

8. **ONE-STOP BARGAINS BY RONALD SIMON**, for a Special Exception to operate a Used Merchandise Establishment on property located on the southwest corner of Tidewater Drive and E. Little Creek Road, property fronts 1,075 feet, more or less, along the western line of Tidewater Drive and 582 feet, more or less, along the southern line of E. Little Creek Road; premises numbered 7525 Tidewater Drive and located within Southern Shopping Center.

DENIED

9. **LEE'S COOL SCOOTERS BY LEE DURAND**, for a Special Exception to operate an Automobile Sales Establishment on property fronting 143 feet, more or less, along the western line of Chesapeake Boulevard, beginning 175 feet, more or less, from the northern line of E. Little Creek Road and extending northwardly; premises numbered 7919 Chesapeake Boulevard.

CONTINUED

10. **NORTH SHORE CONSTRUCTION COMPANY**, for a change of zoning from R-6 (One-Family) district to R-7 (One-Family) district on property fronting 140 feet, more or less, along the western line of Powhatan Avenue, beginning 373 feet, more or less, from the northern line of Catalpa Street and extending northwardly; premises numbered 6131-6135 Powhatan Avenue. The purpose of the rezoning to allow for the construction of two single-family homes.

APPROVED

11. **TIVEST HOMES**, for the following applications on property located on the northwest corner of Tidewater Drive and E. Virginia Beach Boulevard, property fronts 352 feet, more or less, along the northern line of E. Virginia Beach Boulevard and 220 feet, more or less, along the western line of Tidewater Drive, property also fronts 321 feet, more or less, along the eastern line of Chapel Street; premises numbered 930 E. Virginia Beach Boulevard:
- a. To amend the Zoning Ordinance of the City of Norfolk, 1992, to create Section 11-47 the MOTO (Mid-Towne Office Tower Overlay) district.
 - b. For a change of zoning from C-2 (Corridor Commercial) district to C-2 (Corridor Commercial) district and MOTO (Mid-Towne Office Tower Overlay) district. The purpose of the rezoning is to allow for the construction of an office building.

CONTINUED

12. **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.

APPROVED

13. **RYAN JONES AND ASSOCIATES**, for the closure, vacation and discontinuation of that portion of Phelps Avenue from the western line of Poppleton Street westward two-hundred feet, including returns.

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