



City of **Norfolk**

CITY PLANNING COMMISSION PUBLIC HEARING AGENDA MAY 28, 2009

The Norfolk City Planning Commission will hold a public hearing on May 28, 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

CONTINUED

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**

CONTINUED

2. **THOMAS M. TYE**, for the closing, vacating and discontinuing a portion of Bi-County Road from the northern line of East Little Creek Road running northward to the southern line of Mason Avenue, including returns. **CONTINUED**

APPROVED

3. **NORFOLK MASONIC TEMPLE**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property bounded by Granby Street to the east, Brackenridge Avenue to the south, Colonial Avenue to the west, and Oxford Street to the north; premises numbered 7001 Granby Street.

APPROVED

4. **BABIES AND BEYOND BY YOLANDA THORTON**, for a Special Exception to operate a Child Daycare Center on property located on the southwest corner of Lafayette Boulevard and Marne Avenue, property fronts 100 feet, more or less, along the southern line of Lafayette Boulevard and 190 feet, more or less, along the western line of Marne Avenue; premises numbered 2811 Lafayette Boulevard.

REGULAR AGENDA

APPROVED

1. **PIZZA CHEF BY FRED SAXTON**, for a Special Exception to operate an Eating and Drinking Establishment on property located on the southeast corner of E. Bayview Boulevard and Chesapeake Boulevard, property fronts 110 feet, more or less, along the southern line of E. Bayview Boulevard and 60 feet, more or less, along the eastern line of Chesapeake Boulevard; premises numbered 1007-1009 E. Bayview Boulevard.

APPROVED

2. **WINNERS SPORTS BAR AND GRILL BY JAMES POWELL**, for the following applications on property fronting 205 feet, more or less, along the northern line of

Johnstons Road, beginning 81 feet, more or less, from the western line of Spartan Avenue and extending westwardly; premises numbered 1524 Johnstons Road:

- a. For a Special Exception to operate an Entertainment Establishment with alcoholic beverages.
- b. For a Special Exception to operate a Commercial Recreation Center.

APPROVED

3. **MARTINI BLU BY STEPHANIE WADNOLA**, to amend a previously granted Special Exception for an Entertainment Establishment with alcoholic beverages on property fronting 250 feet, more or less, on the east side of the N. Military Highway feeder road beginning 221 feet, more or less, from the southern line of E. Virginia Beach Boulevard and extending southwardly; premises numbered 930 N. Military Highway.

APPROVED

4. **CHICHOS PIZZA BY TOM FOX, JR**, to amend a previously granted Special Exception to operate an Eating and Drinking Establishment on property fronting 29 feet, more or less, along the eastern line of Hampton Boulevard, beginning 50 feet, more or less, from southern line of 49th Street and extending southwardly; premises numbered 4820 Hampton Boulevard #3.

APPROVED

5. **BENT FORK EXPRESS BY PAUL WILLIAMS**, for a Special Exception to operate an Eating and Drinking Establishment on property fronting 110 feet, more or less, along the western line of Granby Street, beginning 110 feet, more or less, from the northern line of W. 41st Street and extending northwardly; premises numbered 4117 A Granby Street.

APPROVED

6. **GUADALAJARA CITY CAFÉ BY GENARO RODRIGUEZ**, to amend a previously granted Special Exception to operate an Entertainment Establishment with alcoholic beverages on property fronting 76 feet, more or less, along the western line of Granby Street, beginning 112 feet, more or less, from the northern line of W. Freemason Street and extending northwardly; premises numbered 411 Granby Street #10.

APPROVED

7. **BURGER KING**, for a Special Exception to operate a Commercial Drive-Through on property located on the northwest corner of E. Little Creek Road and Old Ocean View Avenue, property fronts 118 feet, more or less, along the northern line of E. Little Creek Road and 221 feet, more or less, along the western line of Old Ocean View Avenue, property also fronts 198 feet, more or less, along the eastern line of Harold Street; premises numbered 740 E. Little Creek Road.

APPROVED

8. **MOUNT HERMON BAPTIST CHURCH**, for the following applications:
 - a. For a Special Exception to operate a Religious Institution on property located on the northwest corner of Lens Avenue and Kitchener Avenue, property fronts 135 feet, more or less, along the western line of Lens Avenue and 200 feet, more or less, along the northern line of Kitchener Avenue, property also fronts 110 feet, more or less, along the eastern line of Argonne Avenue; premises numbered 3101 Lens Avenue.
 - b. For a Special Exception for Off-Lot Parking on property fronting 120 feet, more or less, along the western line of Argonne Avenue, beginning 90 feet, more or less, from the southern line of Bellevue Avenue and extending southwardly.

APPROVED

9. **ROAD RUNNER TOWING BY ALBERT CRESPO**, for the following applications on property located on southwest corner of E. Princess Anne Road and May Avenue, property fronts 114 feet, more or less, along the southern line of E. Princess Anne Road and 208 feet, more or less, along the western line of May Avenue; premises numbered 1139 E. Princess Anne Road:
- a. For a Special Exception to operate an Automobile Repair Establishment.
 - b. For a Special Exception to operate an Automobile Storage Yard.

CONTINUED(TILL JUNE)

10. **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(TILL SEPTEMBER)

11. **CITY PLANNING COMMISSION**, to amend sections 12-3, 12-9 and 25-10 of the *Zoning Ordinance of the City of Norfolk, 1992* (as amended) so as 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.

CONTINUED(TILL SEPTEMBER)

12. **PETER DECKER JR.**, for a Special Exception for the resumption of a nonconforming use on property fronting 166 feet, more or less, along the western line of 4th Bay Street, beginning 266 feet, more or less, from the southern line of Pretty Lake Avenue and extending southwardly; premises numbered 9507 4th Bay Street.

APPROVED

13. **EDWARD MCCULLOUGH**, for the following applications:
- a. For a Change of Zoning from I-4 (Waterfront Industrial) district to conditional D-5 (Waterfront Mixed Use) district on property located on the southwest corner of Riverview Avenue and Southampton Avenue, property fronts 255 feet, more or less, along the western line of Riverview Avenue and 81 feet, more or less, along the southern line of Southampton Avenue, premises numbered 139 Riverview Avenue. The purpose of the rezoning is to allow for the construction of a mixed-use development.
 - b. For a Special Exception for Off-Lot Parking on property located on the northwest corner of Southampton Boulevard and Riverview Avenue; property extends 514 feet, more or less, along the western line of Riverview Avenue and then continues northwardly 287 feet, more or less, along the western line of Brambleton Avenue; premises numbered 301 Riverview Avenue.

APPROVED

14. **ROBERT SHASHA**, to amend Section 2-3 and Section 6-5 of the *Zoning Ordinance of the City of Norfolk, 1992*, so as to create a definition for Dance Studio and to permit Dance Studio in the C-3 (Retail Center) district.

APPROVED

15. **REHABILITATION SERVICES, INC.**, for the following applications on property located on the southwest corner of Tidewater Drive and Ruffin Street, property fronts 205 feet, more or less, along the western line of Tidewater Drive and 200 feet, more or less, along the southern line of Ruffin Street; premises numbered 2301 Tidewater Drive:

- a. To amend the *Zoning Ordinance of the City of Norfolk*, 1992 to amend Section 2-3 so as to create a definition for Residential Re-Entry/Recovery Facility, Section 7-6 to allow Residential Re-Entry/Recovery Facility in I-1 (Limited Industrial) district by Special Exception only and Table 15-A to create a parking requirement for Residential Re-Entry/Recovery Facility.
- b. To amend the *General Plan of Norfolk*, 1992 from low density residential to industrial/transportation/utility.
- c. Change of Zoning from C-1 (Limited Commercial) district to conditional I-1 (Limited Industrial) district. The purpose of the rezoning is to allow for a Residential Re-Entry Facility.
- d. Special Exception to operate a Residential Re-Entry/Recovery Facility.

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