



## CITY PLANNING COMMISSION PUBLIC HEARING AGENDA SEPTEMBER 24, 2009

The Norfolk City Planning Commission will hold a public hearing on September 24, 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. **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

2. **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

3. **FANTOM 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

4. **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**

- 5. **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 4<sup>th</sup> Bay Street, beginning 266 feet, more or less, from the southern line of Pretty Lake Avenue and extending southwardly; premises numbered 9507 4<sup>th</sup> Bay Street.

**REGULAR AGENDA**

**APPROVED**

- 1. **BYRD AND BALDWIN BROS. STEAKHOUSE BY STURE SIGFRED**, for a Special Exception to operate an Eating and Drinking Establishment on property fronting 30 feet, more or less, along the northern line of Brooke Avenue, beginning 165 feet, more or less, from the western line of Granby Street and extending westwardly; premises numbered 116 Brooke Avenue.

**CONTINUED**

- 2. **THE PALACE BY CURTIS ANDERSON**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages on property fronting 28 feet, more or less, along the northern line of E. Plume Street, beginning 151 feet, more or less, from the eastern line of Granby Street and extending eastwardly; premises numbered 200 E. Plume Street.

**APPROVED**

- 3. **VIRTU BY KEITH NEWBY**, for a Special Exception to operate an Entertainment Establishment with alcoholic beverages 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**

- 4. **FORTUNE BAY INVESTMENTS**, for the following applications:
  - a. For a Special Exception to operate an Eating and Drinking Establishment on property located on the southeast corner of W. 24<sup>th</sup> Street and Colonial Avenue, property fronts 106 feet, more or less, along the southern line of W. 24<sup>th</sup> Street and 210 feet, more or less, along the eastern line of Colonial Avenue, property also fronts 100 feet, more or less, along the northern line of W. 23<sup>rd</sup> Street; premises numbered 2314 Colonial Avenue.
  - b. For a Special Exception for Off-Lot Parking on property bounded by W. 24<sup>th</sup> Street to the north, Colonial Avenue to the east, W. 23<sup>rd</sup> Street to the south, and Newport Avenue to the west; premises numbered 529 W. 24<sup>th</sup> Street.

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