City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

February 28, 2017

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special exception to construct a single-family residence on a nonstandard-width lot at 1003 Tifton Street – Xclusive Designs, LLC**

Reviewed: _____ **Ward/Superward: 3/7**
Wynter C. Benda, Deputy City Manager

Approved: _____ **Item Number: C-2**
Douglas L. Smith, Interim City Manager

I. **Staff Recommendation: Approval.**

II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval.**

III. **Request:** The applicant proposes to construct a new single-family residence on a non-standard width lot.

IV. **Applicant:** **Chris Carr (Xclusive Designs, LLC)**

V. **Description:**

- The site is located on the southern line of Tifton Avenue north of Interstate-64 West.
- The applicant proposes to construct a new single-family residence on a 55-foot-wide lot; the R-7 zoning district requires a minimum lot width of 60 feet.
- Residential parcels which do not meet the minimum lot-width (nonstandard-width lot) requirements of the applicable zoning district may be developed with a single-family home under certain criteria:
  - A zoning certificate may be granted, verifying that the proposed single-family home will be developed consistent with the prevailing design pattern in the neighborhood.
  - As an alternative to applying for a zoning certificate, an applicant can apply for a special exception.
- The applicant proposes to use the existing foundation, built in 1953, to build a new two-story house and add an attached garage and a covered porch in the rear of the house.
- The previous single-family home on the property was recently demolished almost completely to the foundation without securing the required building permits.
  - There is currently a stop-work order on the structure.
- Since most of the previous home has been demolished, staff considers this proposal as a new house, losing any nonconforming status it may have held, needing a new foundation to ensure building safety measures are met.

- The property is within the Chesapeake Bay Preservation Area Overlay District (CBPA) and any development of the site requires approval from the Environmental Services Bureau of the City Planning Department.
    - The survey and site plan provided to the City was not vetted through Environmental Services and does not show compliance with CBPA requirements, which will require the house to be moved to the front setback line since it is a new house needing a new foundation.
- In an effort to define the development patterns that are prevalent throughout the City, Planning Staff have been analyzing the prevailing building form characteristics that are prevalent within Single-Family Traditional neighborhoods, an approach that will be proposed as part of the City's efforts to rewrite the *Zoning Ordinance of the City of Norfolk*.
- The Single-Family Traditional form characteristics will be made a part of the conditions of approval of this item.
- The proposed home will include a front-loading attached garage located at the front façade as opposed to a detached garage in the rear, as is called for within the description of the Single-Family Traditional designation.
- While allowing a front-loading attached garage is inconsistent with *plaNorfolk2030*, the building form characteristics that will be required as a condition of approval will address the intent of the Single-Family Traditional designation by ensuring that the building form of the home is in keeping with the traditional form throughout the neighborhood.
    - The front-loading attached garage will not stand out as the prominent feature of the front façade of the home and the house will be constructed with articulation to encourage visual activity in place of a dominant garage element (6 ft. x 8 ft. porch, windows on all building elevations, etc.).
- The Planning Commission recommended approval of this item based on the proposed conditions.

VI. Historic Resources Impacts:

The site is not located within a federal, state, or local historic district.

VII. Public Schools Impacts

- School attendance zones include Willard Model Elementary School (67% utilization), Norview Middle School (79% utilization) and Norview High School (99% utilization).
- Given that there is no net change in the number of housing units (currently one single-family home that will be replaced with one single-family home), no school impacts are anticipated.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated January 26, 2017 with attachments
- Ordinance

THE CITY OF NORFOLK
CITY PLANNING

Planning Commission Public Hearing: January 26, 2017

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Chris Whitney, CZA, CFM

Staff Report	**Item No. 8**	
Address	**1003 Tifton Street**	
Applicant	**Xclusive Designs, LLC**	
Request	**Special Exception**	**Single-family residence on a nonstandard-width lot**
Property Owner	Xclusive Designs, LLC	
Site Characteristics	Site/Building Area	6,400 sq. ft. (approx.)/2,000 sq. ft. (proposed)
	Future Land Use Map	Single-Family Traditional
	Zoning	R-7 (Single-Family)
	Neighborhood	Chesapeake Gardens/ Mamie Homes
	Character District	Suburban
Surrounding Area	North	R-7: Single-Family
	East	R-7: Single-Family
	South	R-7: Single-Family
	West	R-7: Single-Family

A. Summary of Request

- The site is located on the southern line of Tifton Avenue north of Interstate-64 West.
- The applicant proposes to construct a new single-family residence on a 55-foot-wide lot, where the R-7 zoning district requires a minimum lot width of 60 feet.

B. Plan Consistency

- *plaNorfolk2030* identifies this site as Single-Family Traditional.
  - The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single-Family Traditional land use category as a location for single-family detached development characterized by houses set back a moderate distance from the street with driveways leading to rear garages on lots of 50 to 70 feet wide and approximately 4,000 to 7,500 square feet.
- Given that it would permit development on a single-family lot approximately 55 feet wide and 6,425 square feet in area, the proposed special exception is generally consistent with *plaNorfolk2030*.
- The site is designated as Single-Family Traditional, the site is also located in the Suburban Character District, within a neighborhood that is developed with a mix of housing styles, building forms and building ages.
- In an effort to define the development patterns that are prevalent throughout the City, Planning Staff have been analyzing the prevailing building form characteristics that are prevalent within Single-Family Traditional neighborhoods.
- These building form characteristics complement the description of the Single-Family Traditional designation outlined within *plaNorfolk2030* and form the framework of a new planning approach that will be proposed as part of the City's efforts to rewrite the *Zoning Ordinance of the City of Norfolk*.
- The Single-Family Traditional form characteristics will be made a part of the conditions of approval.
- The proposed home will include a front-loading attached garage located at the front façade as opposed to a detached garage in the rear, as is called for within the description of the Single-Family Traditional designation.
- While allowing a front-loading attached garage is inconsistent with *plaNorfolk2030*, the building form characteristics that will be required as a condition of approval will address the intent of the Single-Family Traditional designation by ensuring that the building form of the home is in keeping with the traditional form throughout the neighborhood.
  - The front-loading attached garage will not stand out as the prominent feature of the front façade of the home and the house will be constructed with articulation to encourage visual activity in place of a dominant garage element (6 ft. x 8 ft. porch, windows on all building elevations, etc.).

C. Zoning Analysis

i. <u>General</u>

- Residential parcels which do not meet the minimum lot-width (nonstandard-width lot) requirements of the applicable zoning district may be developed with a single-family home under certain criteria:

- A zoning certificate may be granted, verifying that the proposed single-family home will be developed consistent with the prevailing design pattern in the neighborhood. The prevailing pattern shall be determined by assessing the characteristics of a majority of residential structures fronting on the same street as the proposed development within five hundred (500) feet of the site, or, where the opposite side of the street is subject to a nonresidential zoning district, a majority of residential structures on the same block face as the proposed development, provided that any structures within the five hundred (500) foot range which are located in a nonresidential zoning district, across a street seventy-five (75) or more feet in width, or across a body of water shall not be included. The zoning certificate shall only be granted where the proposed development satisfies each of the following requirements:
    - The proposed height, massing, location of the main entrance, and elevation of the finished first floor of the structure are consistent with the prevailing pattern of single-family houses in the area;
    - The proposed location of the structure in relation to the street reflects the average setback of the closest developed parcels on either side, subject to a variation of no more than one and one-half (1.5) feet;
    - Any proposed off-street parking is situated in relation to the structure in the same manner as the prevailing pattern of off-street parking, unless the prevailing pattern indicates an absence of off-street parking, in which case none shall be provided;
    - The proposed location of any vehicular access to the structure or the parcel is located in respectively the same location as the prevailing pattern, unless the prevailing pattern indicates an absence of vehicular access, in which case none shall be provided; and
    - The proposed location and treatment, including exterior details such as porches, fenestration, roof lines, or the main entrance of the structure, are consistent with the prevailing pattern.
    - Compliance with these requirements may be demonstrated through a building design from the narrow-lot catalog maintained by the city or through submittal of a building design meeting a standard provided in an applicable pattern book adopted by the city.
- As an alternative to applying for a zoning certificate, an applicant can apply for a special exception.

- There was previously a one-story single-family home on the property, built in 1953, that was recently demolished almost completely to the foundation without securing the required building permits.
    - There is currently a stop-work order on the structure.
- The applicant proposes to use the existing foundation to build a new two-story house and add an attached garage and a covered porch in the rear of the house.
- The property is within the Chesapeake Bay Preservation Area Overlay District (CBPA) and any development of the site requires approval from the Environmental Services Bureau of the City Planning Department.

- Since most of the previous home has been demolished, staff considers this proposal as a new house needing a new foundation to ensure building safety measures are met.
  - In addition, as a new house the structure should connect to newly installed utility lines, as opposed to using the existing connections that may be under capacity or have a diminished useful life.

ii. Parking

The site is located in the Suburban Character District, which requires two off-street parking spaces per dwelling unit.

iii. Flood Zone

The property is located in the X (Shaded) flood zone, which is a low-risk flood zone and a portion of the rear is located in the AE (High Risk) Flood Zone, which is a high risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that the proposed replacement of the existing single-family home on this site will not generate any new vehicle trips per day.
- Tifton Street adjacent to the site is not an identified priority corridor in the *City of Norfolk Bicycle and Pedestrian Strategic Plan*.

E. Historic Resource Impacts

The site is not located within a federal, state, or local historic district.

F. Public School Impacts

- School attendance zones include Willard Model Elementary School (67% utilization), Norview Middle School (79% utilization) and Norview High School (99% utilization).
- Given that there is no net change in the number of housing units (currently one single-family home that will be replaced with one single-family home), no school impacts are anticipated.

G. Environmental Impacts

- The property is within the CBPA district and development of a single-family home on the site will require approval from the Environmental Services Bureau of the City Planning Department.
- In order to keep the proposed house from impacting the wetlands buffer areas, it will need to be moved to the required front yard setback of 25 feet.
  - The project as shown, using the existing foundation, does not reflect this.
- *Vision 2100* designates this neighborhood as being within the "purple area," meaning it is a stable neighborhood with many assets, has a low risk of flooding and sea level rise, and is a "neighborhood of the future." It also includes an action calling for the prioritization of infrastructure investments that enhance neighborhood attractiveness.

- Replacing the aging utility connections on-site and using a new foundation would be consistent with these recommendations.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

- The project as proposed would reuse the existing foundation, utilities, and insufficient driveway and would not comply with *plaNorfolk2030*.
- The project as proposed would negatively impact the neighborhood as well as the Chesapeake Bay Preservation Area.

J. Payment of Taxes

The owners of the property are current on all real estate taxes.

K. Civic League

Notice was sent to the Coronado/Inglenook Civic League on December 13, 2016.

L. Communication Outreach/Notification

- Legal notice was posted on the property on December 20, 2016.
- Letters were mailed to all property owners within 300 feet of the property on January 12.
- Legal notification was placed in *The Virginian-Pilot* on January 12 and January 19.

M. Recommendation

Staff recommends that the special exception be **approved**, subject to the following conditions:

(a) The site shall be developed in accordance with a site plan approved by the Department of City Planning, Environmental Services Bureau in order to comply with the requirements of section 11-2 of the Zoning Ordinance of the City of Norfolk, 1992, as amended, entitled "Chesapeake Bay Preservation Area Overlay District (CBPAO)."

(b) Any building and building foundation existing on the property at the time of the adoption of this ordinance shall be removed.

(c) Any water and sewer utilities lines existing on the property at the time of the adoption of this ordinance shall be replaced with new lines.

(d) No garage shall project forward of the front façade of the house and must either (i) comprise not more than 40% of the entire area of the front façade, or (ii) be recessed back not less than 6 feet from the front façade of the house.

(e) A stoop or porch shall be constructed on the front façade of the house. Any stoop shall be not less than four (4) feet wide and four (4) feet deep and shall be covered. Any porch shall be not less than eight (8) feet wide and six (6) feet deep and shall be covered.

(f) The first finished floor of the residence shall be elevated not less than 18 inches above the highest grade of the ground adjacent to any point of the structure. All materials and installations below the first finished floor shall be constructed of moisture and flood-resistant materials.

(g) Each side of the house shall include fenestration in the form of either windows, doors, or both.

Attachments

General standards and considerations for special exception uses
Location map
Zoning map
Application
Notification list of all property owners within 300 feet of the site
Notice to the Coronado/Inglenook Civic League

Proponents and Opponents

Proponents

Chris Carr – Applicant
804 Red Bay Circle
Chesapeake, VA 23322

Benjamin Hecker – Property Owner
424 Eden Roc Circle
Virginia Beach, VA 23451

Matthew Hecker – Property Owner
901 Alewife Court
Virginia Beach, VA 23454

Opponents

None

01/23/17 lds

Form and Correctness Approved: BAP

By _____
Office of the City Attorney

Contents Approved: CW

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON A NONSTANDARD-WIDTH LOT ON PROPERTY LOCATED AT 1003 TIFTON STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the construction of a single-family residence on a parcel which does not meet the minimum lot width requirement of the applicable zoning district on property located at 1003 Tifton Street. The property which is the subject of this Special Exception is more fully described as follows:

> Property fronts 55 feet, more or less, along the southern line of Tifton Street beginning 482 feet, more or less, from the eastern line of Selma Avenue and extending westwardly; premises numbered 1003 Tifton Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

(a) The site shall be developed in accordance with a site plan approved by the Department of City Planning, Environmental Services Bureau in order to comply with the requirements of section 11-2 of the Zoning Ordinance of the City of Norfolk, 1992, as amended, entitled "Chesapeake Bay Preservation Area Overlay District (CBPAO)."

(b) Any building and building foundation existing on the property at the time of the adoption of this ordinance shall be removed.

(c) Any water and sewer utilities lines existing on the property at the time of the adoption of this ordinance shall be replaced with new lines.

(d) No garage shall project forward of the front façade of the house and must either (i) comprise not more than 40% of the width of the front façade, or (ii) must be recessed back not less than 6 feet from the front façade of the house.

(e) A stoop or porch shall be constructed on the front façade of the house. Any stoop shall be not less than four (4) feet wide and four (4) feet deep and shall be covered. Any porch shall be not less than eight (8) feet wide and six (6) feet deep and shall be covered.

(f) The first finished floor of the residence shall be elevated not less than 18 inches above the highest grade adjacent to any point of the structure. All materials and installations below the first finished floor shall be constructed of moisture and flood-resistant materials.

(g) Each side of the house shall include fenestration in the form of either windows, doors, or both.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

25-7 - General standards and considerations for special exception uses.

No application for a special exception shall be approved unless the city council, after review of the recommendation of the planning commission, shall determine that the proposed special exception use is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the special standards for specific uses. No application for a special exception shall be recommended or granted pursuant to this chapter unless the application is determined to be in compliance with the following:

25-7.1 *Compliance with ordinance and district purposes.* The proposed use and development will be in harmony with the objectives and policies of the adopted general plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established.

25-7.2 *No substantial impairment of property value.* The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

25-7.3 *No undue adverse impact.* The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts.

25-7.4 *No interference with surrounding development.* The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

25-7.5 *Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools.

25-7.6 *No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

25-7.7 *No destruction of significant features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

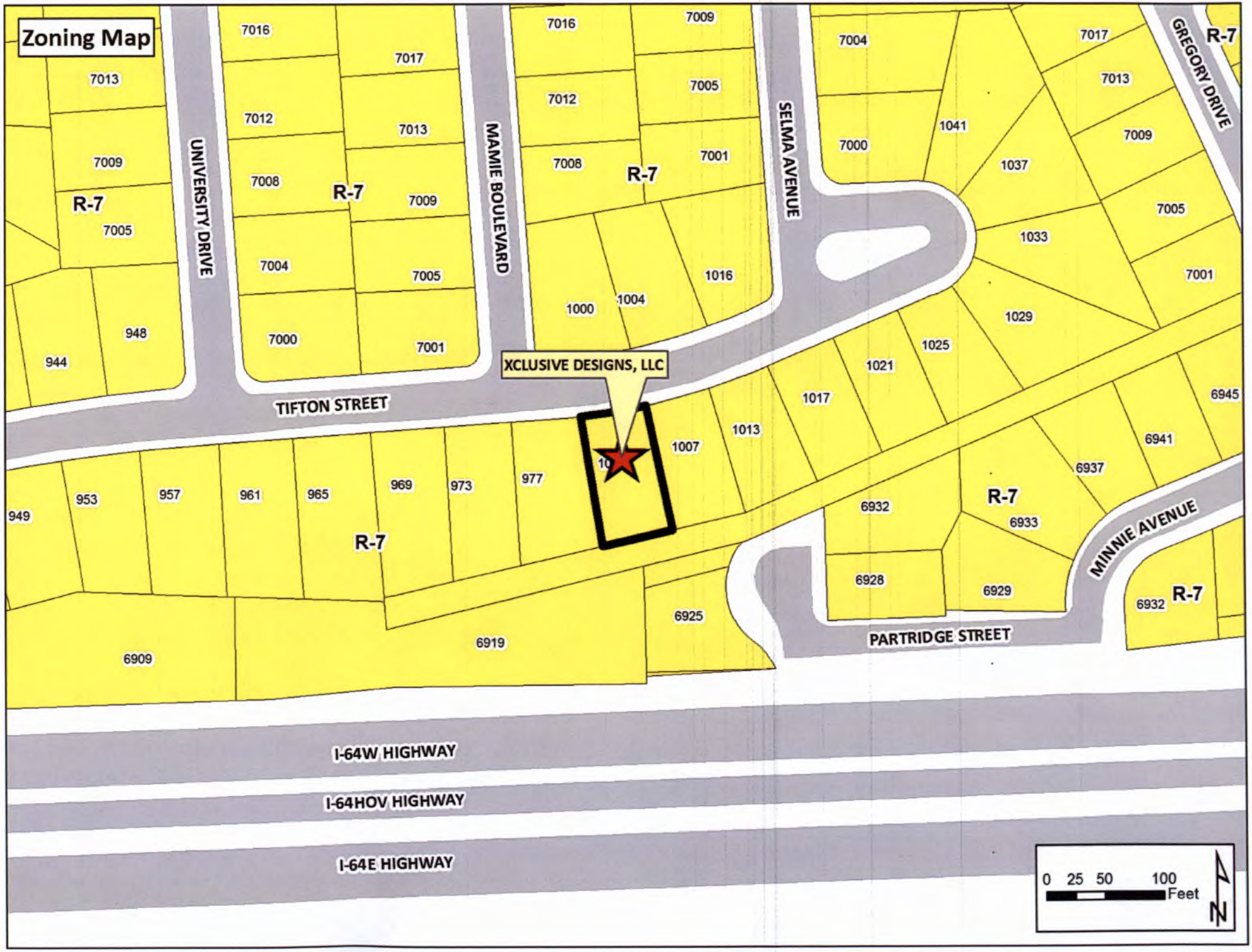
25-7.8 *No pollution of environment.* The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated.

25-7.9 *No negative cumulative effect.* The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole.

25-7.10 *Compliance with standards.* The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use.

25-7.11 *Payment of real estate taxes.* No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Location Map
MAMIE BOULEVARD
TIFTON STREET
XCLUSIVE DESIGNS, LLC
TRIDGE STREET
0 5 10 20
Feet
N


Zoning Map
UNIVERSITY DRIVE
MAMIE BOULEVARD
SELMA AVENUE
GREGORY DRIVE
TIFTON STREET
MINNIE AVENUE
PARTRIDGE STREET
I-64W HIGHWAY
I-64HOV HIGHWAY
I-64E HIGHWAY
XCLUSIVE DESIGNS, LLC
R-7
7013
7009
7005
944
948
7016
7017
7012
7013
7008
7009
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7005
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957
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969
973
977
0 25 50 100 Feet
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APPLICATION
SPECIAL EXCEPTION

Special Exception for: Single-Family Home (substantial renovation) on a nonstandard-width lot

Date of application: 12-12-16

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1003 (Street Name) TIFTON ST

Existing Use of Property RESIDENTIAL HOME

Current Building Square Footage 900

Proposed Use RESIDENTIAL HOME 2000 sq' w/GARAGE

Proposed Square Footage 2000

Proposed Hours of Operation:

Weekday From _____ To _____

Friday From _____ To _____

Saturday From _____ To _____

Sunday From _____ To _____

Trade Name of Business (If applicable) _____

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

APPLICANT
(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

XCLUSIVE DESIGNS LLC

1. Name of applicant: (Last) CARR (First) CHRIS (MI) J

Mailing address of applicant (Street/P.O. Box): 804 RED BAY CIRCLE

(City) CHESAPEAKE (State) VA (Zip Code) 23322

Daytime telephone number of applicant (757) 620-9239 Fax ( )

E-mail address of applicant: XCLUSIVEDESIGNSVA@YAHOO.COM

AUTHORIZED AGENT (if applicable)
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) ____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant ( ) _____ Fax ( ) _____

E-mail address of applicant: _____

PROPERTY OWNER
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

QCM - QUALITY CAPITAL MANAGEMENT

3. Name of property owner: (Last) HECKER (First) MATT (MI) ____

Mailing address of property owner (Street/P.O. box): 901 ALEWIFE CT

(City) VA BEACH (State) VA (Zip Code) 23454

Daytime telephone number of owner (757) 237-4458 email: QUALITY CAPITAL MANAGEMENT@gmail

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **$355.00** (if check, make payable to the City of Norfolk).
  - o Application fee includes a non-refundable $5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Quality Capital Management **Sign:** [signature] / 1 / 15 / 2017 MH
(Property Owner) Managing Partner (Date)

Print name: CHRIS CARR **Sign:** [signature] 9 / 12 / 16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

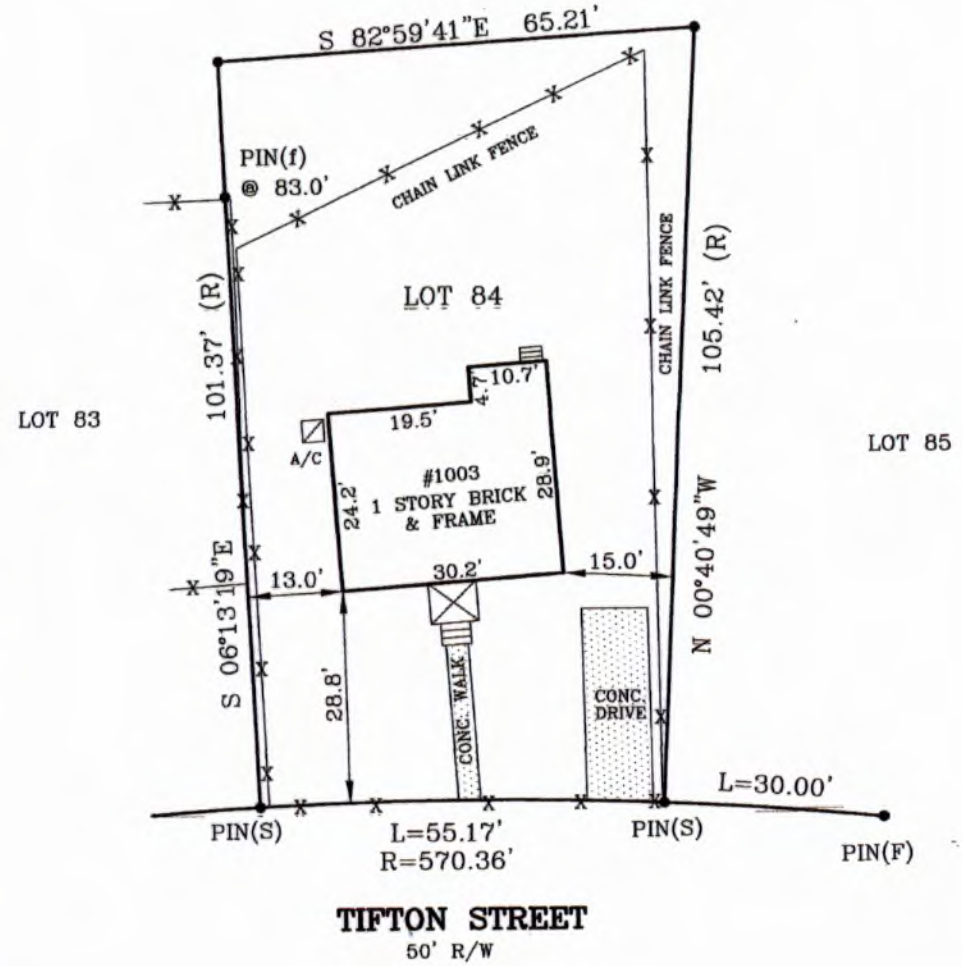
Print name: _____ **Sign:** _____ / ____ / ____
(Authorized Agent Signature) (Date)

THIS IS TO CERTIFY THAT ON NOVEMBER 3, 2016, I SURVEYED THE PROPERTY SHOWN ON THE PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMNETS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN.

THIS PLAN REFERS TO THE SAME LOT AS SET FORTH IN PLAT DATED APRIL, 1952 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORFOLK, VIRGINIA IN MAP BOOK 34, PAGE 43.

THIS PROPERTY APPEARS TO FALL INSIDE ZONE "X" & "AE" AS SCALED FROM COMMUNITY PANEL #510104 0105 F.

COMMONWEALTH OF VIRGINIA
Michael W. Murphy
MICHAEL W. MURPHY
Lic. No. 002517
11/3/2016
LAND SURVEYOR



PHYSICAL SURVEY OF

LOT 84

SUBDIVISION OF MAMIE PROPERTIES, INC.

NORFOLK, VIRGINIA

FOR: QUALITY CAPITAL MANAGEMENT

MICHAEL MURPHY LAND SURVEYING
1108 CARRIAGE COURT – CHESAPEAKE, VA. 23322
757-754-2145 mm4ky@cox.net

SCALE: 1" = 20'

DATE: 11/03/2016

THIS IS TO CERTIFY THAT ON NOVEMBER 3, 2016, I SURVEYED THE PROPERTY SHOWN ON THE PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMNETS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN.

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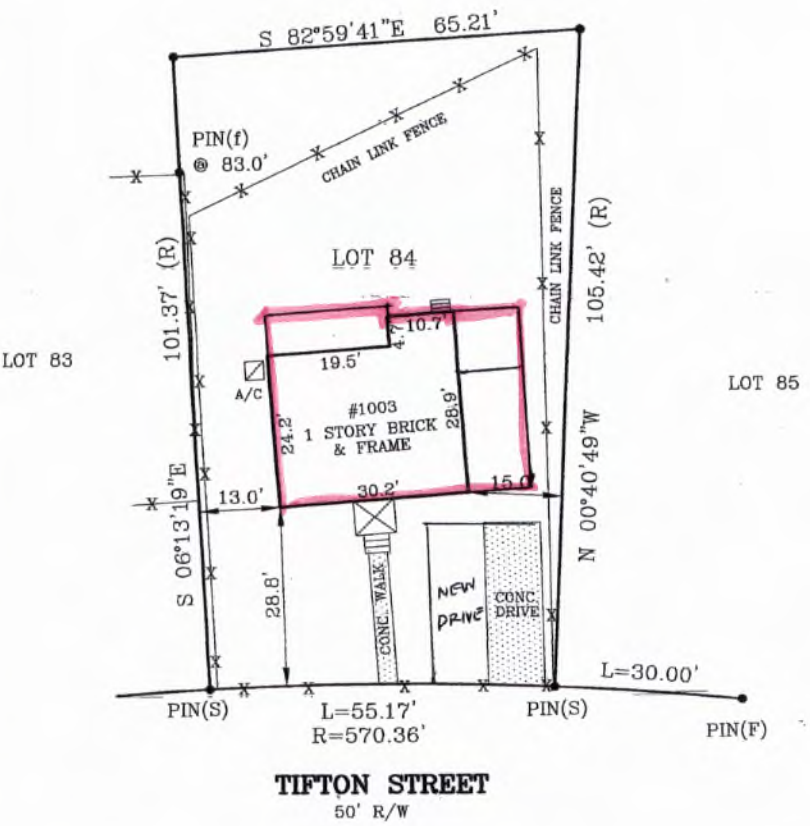
COMMONWEALTH OF VIRGINIA
Michael W. Murphy
MICHAEL W. MURPHY
Lic. No. 002517
11/3/2016
LAND SURVEYOR



PHYSICAL SURVEY OF

LOT 84

SUBDIVISION OF MAMIE PROPERTIES, INC.

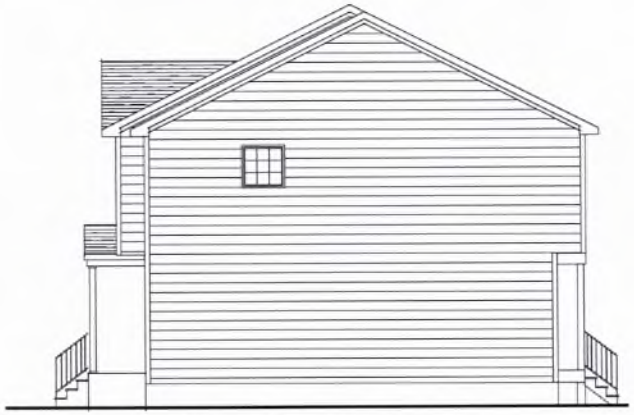
NORFOLK, VIRGINIA

FOR: QUALITY CAPITAL MANAGEMENT

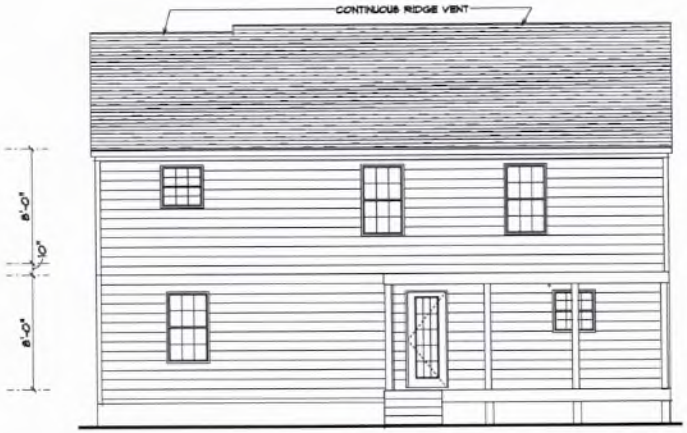
MICHAEL MURPHY LAND SURVEYING
1108 CARRIAGE COURT – CHESAPEAKE, VA. 23322
757-754-2145 mm4ky@cox.net

SCALE: 1" = 20'

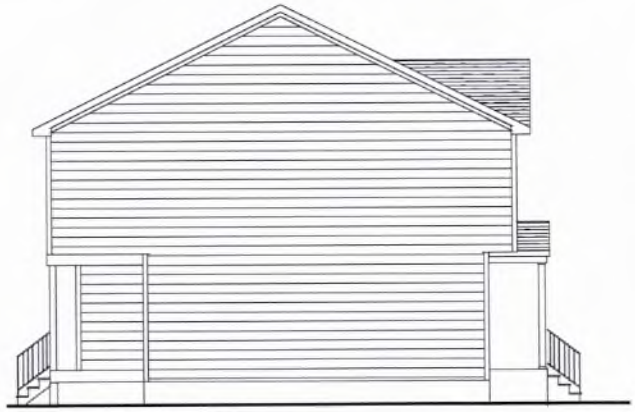
DATE: 11/03/2016



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION

PLANS DRAWN BY:
J. REGAN McLEAN
ARCHITECTURAL DRAFTING/DESIGN
516 PINEY POINT ROAD
YORKTOWN, VA 23692
(757) 989-0924

EXTERIOR ELEVATIONS

1003 TIFTON STREET
NORFOLK, VA

DATE	11/28/16
DRAWN	J.R.M.
CHECKED	
SCALE:	1/4" = 1'-0"
SHEET	3
OF	SHEETS

Xclusive Designs - Notification sent to all Property Owners within 300 feet

Property Owner	Property Address	Mailing Address	
Basnight, Beulah H	1021 Tifton St	816 Johnstons Rd	Norfolk VA
Baum, Herbert L	1016 Tifton St	1016 Tifton St	Norfolk VA
Brooks, Thomas & Betty	7008 University Dr	6525 Whitehorn Dr	Norfolk VA
Champion Mtg Company	1013 Tifton St	8950 Cypress Waters I	Coppell TX
Collins, Sabine T	1004 Tifton St	1004 Tifton St	Norfolk VA
Daugherty, Jonathan Et Als	1017 Tifton St	Po Box 7936	Norfolk VA
Deloatch, Ruth M F	6925 Partridge St	6925 Partridge St	Norfolk VA
Ferry, Robert M	977 Tifton St	977 Tifton St	Norfolk VA
Fosnaught, Brandy Marie	6928 Partridge St	6928 Partridge St	Norfolk VA
Green, Wallace Jr & Mildred	7013 Mamie Blvd	620 Ben Bow Dr	Virginia Beach VA
Hargrove, Vycillars	6919 Partridge St	7116 Mamie Blvd	Norfolk VA
Harris, Leonard N. & Thelma D.	W S Partridge St	973 Avenue 1	Norfolk VA
Harrison, La Charn D	7001 Selma Av	7001 Selma Ave	Norfolk VA
Harrison, Robert L & Liz0ra F	7004 University Dr	7004 University Dr	Norfolk VA
Haugabrook, Gloria	973 Tifton St	973 Tifton St	Norfolk VA
Hawkins, Edward D	7009 Mamie Blvd	7009 Mamie Blvd	Norfolk VA
Hines, Marvin	969 Tifton St	969 Tifton St	Norfolk VA
Jackson, Jacqueline R	961 Tifton St	961 Tifton St	Norfolk VA
Kaplan, Fatih	1007 Tifton St	1007 Tifton St	Norfolk VA
Lee, William Jr & Anna M	1025 Tifton St	1025 Tifton St	Norfolk VA
Lugo, Reynaldo L & Nury G Escobar	7009 Selma Av	7009 Selma Ave	Norfolk VA
Mack, Reginald E Sr	965 Tifton St	965 Tifton St	Norfolk VA
Mcclinton, Adrian O & Josalyn D	6929 Minnie Av	6929 Minnie Ave	Norfolk VA
Noel, Melvern	7005 Mamie Blvd	7005 Mamie Blvd	Norfolk VA
Ortiz, Cynthia C	7001 Mamie Blvd	7001 Mamie Blvd	Norfolk VA
Quality Capital Management, Llc	1003 Tifton St	1003 Tifton St	Norfolk VA
Saunders, Rosa L	1029 Tifton St	1029 Tifton St	Norfolk VA
Scott, James L Jr Et Als	7000 University Dr	7000 University Dr	Norfolk VA
Scott, John V & Elizabeth M	7012 Mamie Blvd	7012 Mamie Blvd	Norfolk VA
Slaughter, Juanita L	7005 Selma Av	7005 Selma Ave	Norfolk VA
Snow, Bonna M	6932 Partridge St	6932 Partridge St	Norfolk VA
Stewart, Lucille E Tr	7016 Mamie Blvd	7016 Mamie Blvd	Norfolk VA
Thompson, Richard J & Jasmine	6933 Minnie Av	6933 Minnie Ave	Norfolk VA
Waldo, Frederick F	1000 Tifton St	1000 Tifton St	Norfolk VA
Westside Apartments, Llc	7000 Selma Av	Po Box 6164	Norfolk VA
Williams, Tyshelly	7008 Mamie Blvd	7008 Mamie Blvd	Norfolk VA

Whitney, Chris

From:	McDonald, Colette
Sent:	Tuesday, December 13, 2016 5:15 PM
To:	'gwest1014@cox.net'
Cc:	Johnson, Mamie; Graves, Angelia; Herbst, James; Whitney, Chris
Subject:	New Planning Commission Application - 1003 Tifton Street
Attachments:	Application - S.E. - 1003 Tifton Street.pdf

Mr. West,

Attached please find an application from **XCLUSIVE DESIGNS LLC** for a special exception for a single-family residence on a nonstandard-width lot at 1003 Tifton Street.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank you,

Colette McDonald
City of Norfolk Planning Technician

THE CITY OF NORFOLK
Planning Department
810 Union Street | Suite 508
Norfolk, VA 23510
Email | Colette.McDonald@Norfolk.gov
Phone | (757) 664-6771