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 operate an Eating and Drinking Establishment at 4117 Granby Street – The Barking Dog at Riverview**

Reviewed: _____ **Ward/Superward**: 2/6
Wynter C. Benda, Deputy City Manager

Approved: _____ **Item Number:** **C-3**
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:** Special exception to operate an Eating and Drinking Establishment

IV. **Applicant:** **Sean Pepe**

V. **Description:**

- The property is located on the west side of Granby Street between 41st Street and Connecticut Avenue in the Riverview Village Commercial Corridor.
- The applicant proposes to operate an eating and drinking establishment, serving alcohol for on-premises consumption.

	Previous (Umo)	**Proposed** (The Barking Dog at Riverview)
Hours of Operation	11:00 a.m. until 2:00 a.m. seven days a week	Same
Hours for the Sale of Alcohol	11:00 a.m. until 2:00 a.m. seven days a week	Same
Seating	39 seats indoors 24 seats outdoors 67 total capacity	28 seats indoors 24 seats outdoors 67 total capacity

- Special Exception History:

City Council Approval	Applicant	Request
2012	The Bent Fork Grill	Eating and Drinking Establishment
2014	UMO	Eating and Drinking Establishment
Pending	The Barking Dog at Riverview	Eating and Drinking Establishment

VI. Historic Resources Impacts:

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

VII. Public Schools Impacts

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of a Norfolk Public School.

Staff contact: Colette McDonald (757) 664-6771, colette.mcdonald@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: Colette McDonald

Staff Report	**Item No. 11**	
Address	**4117 Granby Street, Suite A**	
Applicant	**The Barking Dog at Riverview**	
Request	**Special Exception**	**Eating and Drinking Establishment**
Property Owner	Dorax, LLC	
Site Characteristics	Suite/Building Area	14,056 sq. ft. /653 sq. ft.
	Future Land Use	Commercial
	Zoning	C-2 (Corridor Commercial), Riverview Pedestrian Commercial Overlay (PCO-Riverview)
	Neighborhood	Colonial Place/Riverview
	Character District	Traditional
Surrounding Area	North	C-2, PCO-Riverview: McDonald's
	East	C-2, PCO-Riverview: Mary Barnett's Gifts, French Bakery and Delicatessen
	South	C-2, PCO-Riverview: A & J Cleaners, House Bank of Commonwealth, Councill Realty & Management offices
	West	C-2, PCO-Riverview: Parking Lot

A. Summary of Request

- The property is located on the west side of Granby Street between 41st Street and Connecticut Avenue in the Riverview Village Commercial Corridor.
- The applicant proposes to operate an eating and drinking establishment, serving alcohol for on-premises consumption.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

- The site is located in the C-2 and PCO-Riverview zoning districts, which permit the proposed use by special exception.
- This was previously operated as an eating and drinking establishment with the same hours of operation.

	Previous (Umo)	**Proposed** (The Barking Dog at Riverview)
Hours of Operation	11:00 a.m. until 2:00 a.m. seven days a week	Same
Hours for the Sale of Alcohol	11:00 a.m. until 2:00 a.m. seven days a week	Same
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Pending	The Barking Dog at Riverview	Eating and Drinking Establishment

ii. Parking

- The property is located within the Riverview Pedestrian Commercial Overlay District which does not require parking for uses within buildings that are smaller than 2,000 gross square feet.
    - Because the building is smaller than 2,000 square feet, the existing parking spaces are sufficient to meet the needs of the proposed use.

iii. Flood Zone

The property is located in the X Flood Zone which is a low-moderate risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
- Since no increase in indoor seating is being proposed for the site, no additional trips are projected.
- Granby Street along the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- Granby Street adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

The site is not located in any local, state, or federal historic district.

F. Public Schools Impacts

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of a Norfolk Public School.

G. Environmental Impacts

- The site is well landscaped along Granby Street, which was a requirement of the previous special exception for UMO.
- Additional landscaping will be provided in the northeast corner of the property surrounding the lamp post.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

- The site is located within the Riverview Village commercial corridor, which includes a mixture of commercial, office, and residential uses.
- The proposed conditions will allow the proposed business to be operated without negatively impacting neighboring and surrounding uses and properties.

J. Payment of Taxes

The owner of the property is current on all real estate taxes

K. Civic League

Notice was sent to the Colonial Place/Riverview Civic League on December 13 and the Riverview Village Business Association on January 6.

L. Communication Outreach/Notification

- Legal notice was posted on the property on December 24, 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:

The Barking Dog at Riverview
Eating and Drinking Establishment Conditions

(a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. to 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.

(b) The seating for the establishment shall not exceed 39 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 67 people.

(c) No smoking shall be permitted anywhere in the outdoor dining area. Signage notifying patrons of this restriction shall be conspicuously posted.

(d) No portion of any outdoor dining shall be enclosed and any covering must leave the dining space open on at least three sides.

(e) The existing landscape improvements between the two entrances of the site shall be maintained and supplemented in accordance with the regulations of the Department of Recreation, Parks, and Open Space.

(f) Landscaping shall be installed and maintained in accordance with the attached landscape plan, marked "Exhibit B," and attached hereto, subject to any revisions required by the Department of Recreation, Parks, and Open Space.

(g) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto,

provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(h) The establishment shall maintain a current, active business license at all times while in operation.

(i) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.

(j) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so at to keep such areas free of litter, refuse, and both solid and liquid waste.

(k) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

(l) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(m) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(n) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises

at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

(o) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.

(p) There shall be no entertainment, no dancing, and no dance floor provided.

(q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(r) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

Special Exception Criteria
Location Map
Zoning Map
1000' radii map of similar ABC establishments and Norfolk Schools
Application
Notification list of all property owners within 300 feet of the site
Notice to the Colonial Place/Riverview Civic League and Riverview Village Business Association

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.

Proponents and Opponents

Proponents
None

Opponents
None

01/23/2017 lds

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: CM

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "THE BARKING DOG AT RIVERVIEW" ON PROPERTY LOCATED AT 4117 GRANBY STREET, SUITE A.

- - -

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

Section 1:- That a Special Exception is hereby granted to The Barking Dog at Riverview, LLC authorizing the operation of an eating and drinking establishment named "The Barking Dog at Riverview" on property located at 4117 Granby Street, Suite A. The property which is the subject of this Special Exception is more fully described as follows:

> Property fronts 140 feet, more or less, along the western line of Granby Street beginning 120 feet, more or less, from the northern line of West 41st Street and extending northwardly; premises numbered 4117 Granby Street, Suite A.

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

(a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.

(b) The seating for the establishment shall not exceed 39 seats indoors, 24 seats outdoors, and the total occupant capacity, including employees, shall not exceed 67 people.

(c) No smoking shall be permitted anywhere in the outdoor dining area. Signage notifying patrons of this restriction shall be conspicuously posted.

(d) No portion of any outdoor dining shall be enclosed and any covering must leave the dining space open on at least three sides.

(e) The existing landscaped areas of the site shall be reviewed by the Department of Recreation, Parks, and Open Space (RPOS) and any proposed improvements shall be installed and maintained in accordance with the recommendations of RPOS.

(f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(g) The establishment shall maintain a current, active business license at all times while in operation.

(h) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.

(i) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so at to keep such areas free of litter, refuse, and both solid and liquid waste.

(j) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

(k) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in

"Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(m) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.

(n) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.

(o) There shall be no entertainment, no dancing, and no dance floor provided.

(p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(q) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

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

ATTACHMENT:
Exhibit A (4 pages)

EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 11/12/16

Trade name of business The Barking Dog at Riverview LLC

Address of business 4117 Granby St Ste A

Name(s) of business owner(s)* Sean Pepe Gary McIntyre Kent Johnson
succession capital partners LLC

Name(s) of property owner(s)* Dorax LLC

Daytime telephone number (757) 715 2225

*If business or property owner is partnership, all partners must be listed.
*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility			Alcoholic Beverage Sales		
Weekday	From 11 AM	To 2 AM	Weekday	From 11 AM	To 2 AM
Friday	From 11 AM	To 2 AM	Friday	From 11 AM	To 2 AM
Saturday	From 11 AM	To 2 AM	Saturday	From 11 AM	To 2 AM
Sunday	From 11 AM	To 2 AM	Sunday	From 11 AM	To 2 AM

2. Type of ABC license applied for (check all applicable boxes)
☑ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for
☑ Beer ☑ Wine ☑ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?
(Entertainment consists of anything more than one, unamplified musician)
☐ Yes (Different application required) ☑ No

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

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☒ Yes (If more than 4, additional application required) ☐ No

5a. If yes, please describe type and number of each game to be provided
1 set of Cornhole

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday

Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain Company Private Parties

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3

Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

This is our second barking dog and fifth restaurant.

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Signature of Applicant

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

Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.

- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)	28
Number of bar seats	11
Standing room	Ø

b. Outdoor

Number of seats	24

c. Number of employees 4

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 67

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
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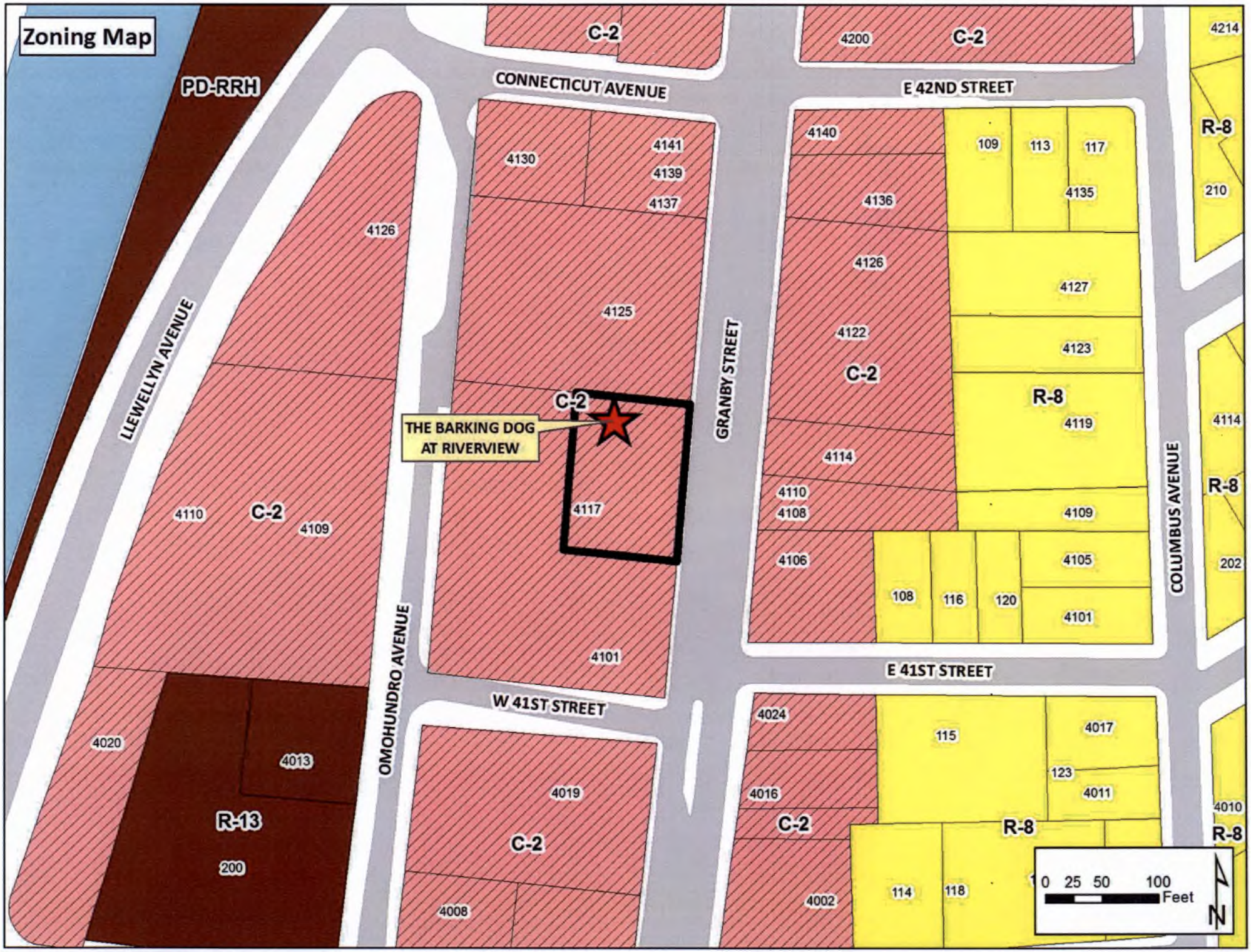
Location Map
THE BARKING DOG
AT RIVERVIEW
GRANBY STREET
OMOHUNDRO AVENUE
E 41ST ST
0 10 20 40
Feet
N


Zoning Map
PD-RRH
CONNECTICUT AVENUE
E 42ND STREET
LLEWELLYN AVENUE
GRANBY STREET
COLUMBUS AVENUE
OMOHUNDRO AVENUE
W 41ST STREET
E 41ST STREET
THE BARKING DOG AT RIVERVIEW
C-2
R-8
R-13
4200
4214
4140
109
113
117
4135
210
4130
4141
4139
4137
4136
4126
4127
4125
4122
4123
4119
4114
4110
4108
4109
4106
4105
108
116
120
4101
4117
4020
4013
200
4019
4008
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4017
123
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4016
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0 25 50 100
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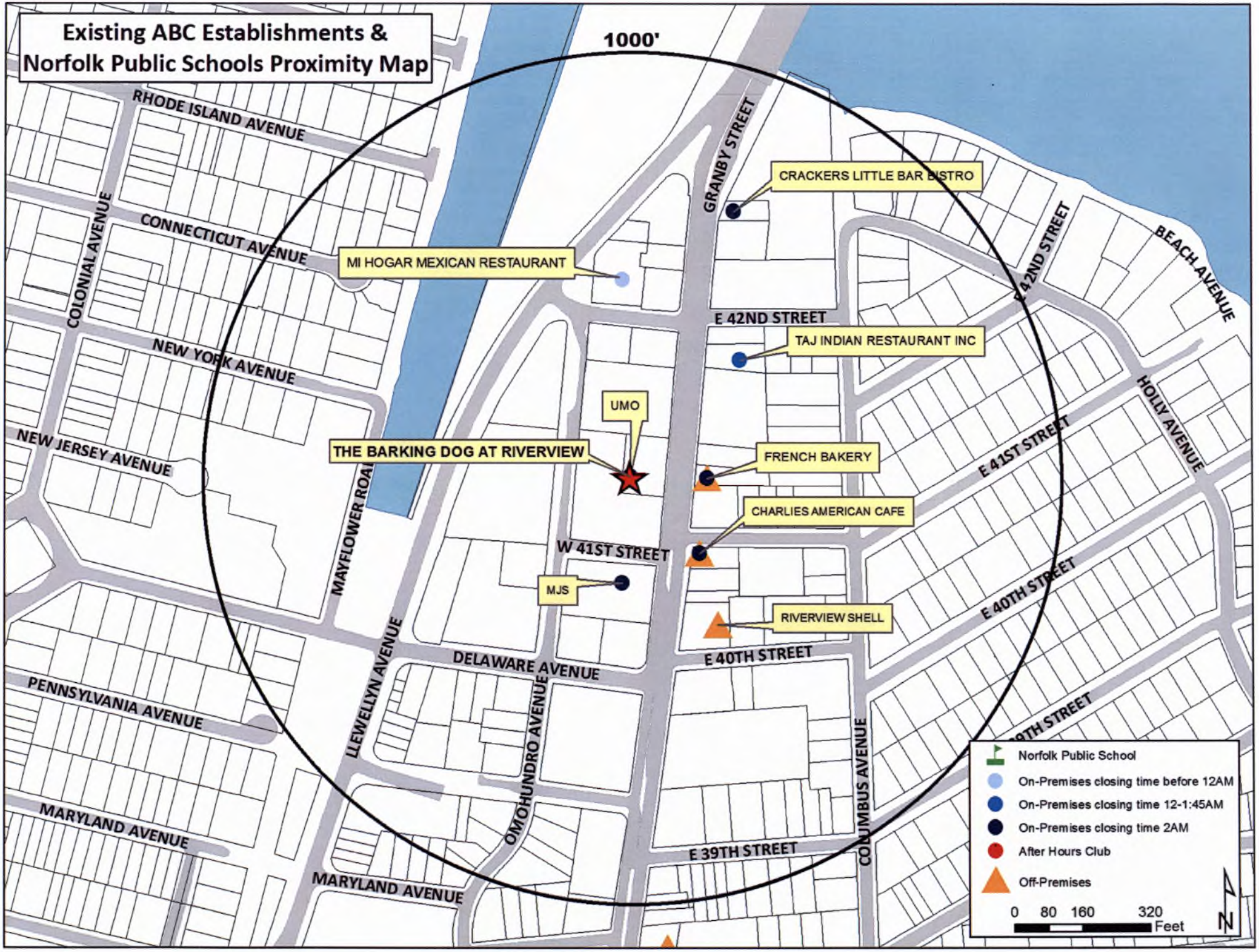
Existing ABC Establishments &
Norfolk Public Schools Proximity Map
1000'
RHODE ISLAND AVENUE
CONNECTICUT AVENUE
COLONIAL AVENUE
NEW YORK AVENUE
NEW JERSEY AVENUE
PENNSYLVANIA AVENUE
MARYLAND AVENUE
MARYLAND AVENUE
MAYFLOWER ROAD
LLEWELLYN AVENUE
OMOHUNDRO AVENUE
DELAWARE AVENUE
W 41ST STREET
E 42ND STREET
E 40TH STREET
E 39TH STREET
GRANBY STREET
COLUMBUS AVENUE
E 42ND STREET
E 41ST STREET
E 40TH STREET
HOLLY AVENUE
BEACH AVENUE
CRACKERS LITTLE BAR BISTRO
MI HOGAR MEXICAN RESTAURANT
TAJ INDIAN RESTAURANT INC
UMO
THE BARKING DOG AT RIVERVIEW
FRENCH BAKERY
CHARLIES AMERICAN CAFE
MJS
RIVERVIEW SHELL
Norfolk Public School
On-Premises closing time before 12AM
On-Premises closing time 12-1:45AM
On-Premises closing time 2AM
After Hours Club
Off-Premises
0 80 160 320
Feet
N

APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)

Date 11/12/2016

DESCRIPTION OF PROPERTY

Address 4117 Granby St. Ste A

Existing Use of Property Restaurant

Proposed Use Restaurant

Current Building Square Footage 653

Proposed Building Square Footage 653

Trade Name of Business (if applicable) The Barking Dog at Riverview

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

1. Name of applicant: (Last) Pepe (First) Sean (MI) P

Mailing address of applicant (Street/P.O. Box): 6 E. Mellen St.

(City) Hampton (State) VA (Zip Code) 23663

Daytime telephone number of applicant (757) 715 2225 Fax ( )

E-mail address of applicant: seanpepe@mac.com

757 715 2225

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

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) Pepe (First) Sean (MI) P

Mailing address of applicant (Street/P.O. Box): 6 E. Mellen St

(City) Hampton (State) VA (Zip Code) 23663

Daytime telephone number of applicant (757) 715 2225 Fax ( )

E-mail address of applicant: seanpepe@mac.com

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

Dorax LLC

3. Name of property owner: (Last) Kavadias (First) Pamela (MI) A

Mailing address of property owner (Street/P.O. box): 425 West 22nd St

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of owner (757) 285-0519 email: pakghent@aol.com

CIVIC LEAGUE INFORMATION

Civic League contact: Tobie Serafin & David Spriss

Date(s) contacted: 11/13/16

Ward/Super Ward information: Colonial Place/ Riverview Civic Leasue

speaking at civic league meetins on 12/12/16; they are excited to have us in the community

REQUIRED ATTACHMENTS

- Required application fee, **$355.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable $5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- 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.
- Completed Exhibit A, Description of Operations (attached)

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: Pamela A. Kavadias **Sign:** _____ / 11/12/16
(Property Owner) (Date)

Print name: Sean P. Pepe **Sign:** _____ / 11/12/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

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

EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 11/12/16

Trade name of business The Barking Dog at Riverview LLC

Address of business 4117 Granby St Ste A

Name(s) of business owner(s)* Sean Pepe, Gary McIntyre, Kent Johnson
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Saturday	From 11 AM	To 2 AM	Saturday	From 11 AM	To 2 AM
Sunday	From 11 AM	To 2 AM	Sunday	From 11 AM	To 2 AM

2. Type of ABC license applied for (check all applicable boxes)
☑ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for
☑ Beer ☑ Wine ☑ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?
(Entertainment consists of anything more than one, unamplified musician)
☐ Yes (Different application required) ☑ No

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

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☒ Yes (If more than 4, additional application required) ☐ No

5a. If yes, please describe type and number of each game to be provided
1 set of Cornhole

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday

Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

7a. If yes, explain Company Private Parties

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3

Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

This is our second barking dog and fifth restaurant

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Signature of Applicant

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Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569

Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)	28
Number of bar seats	11
Standing room	Ø

b. Outdoor

Number of seats	24

c. Number of employees 4

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 67

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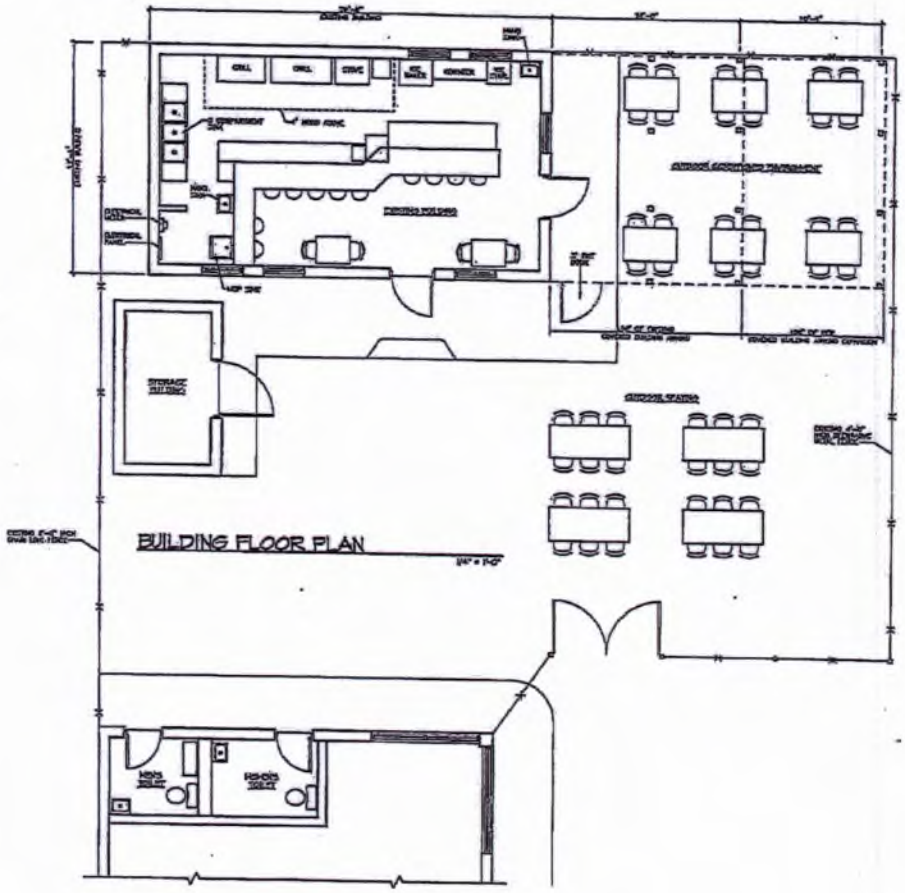


BUILDING FLOOR PLAN

PARTIAL ADJACENT BUILDING PLAN W / TOILETS

BUILDING SQUARE FOOTAGE:

EXISTING BUILDING	= 320 S.F.
OUTDOOR CONDITIONED ENVIRONMENT	= 405 S.F.
TOTAL S.F.	= 725 S.F.

SEATING CAPACITY:

INDOOR SEATING CAPACITY	= 5 PEOPLE
OUTDOOR COVERED SEATING CAPACITY	= 24 PEOPLE
IN-PLANTERS	= 4 PEOPLE
OUTDOOR SEATING	= 24 PEOPLE
TOTAL SEATING CAPACITY	= 61 PEOPLE

WOODARD DESIGN P.C.
1300 GRANBY STREET
SUITE 201
NORFOLK, VIRGINIA 23510
TEL. (757) 466-1400
FAX (757) 466-6314
COPYRIGHT 2014 WOODARD DESIGN, P.C.

BENT FORK GRILL
LLC
DBA
UMO

UMO
RESTAURANT
4117 GRANBY STREET
NORFOLK, VIRGINIA

EXISTING / NEW EXPANSION
FLOOR PLAN

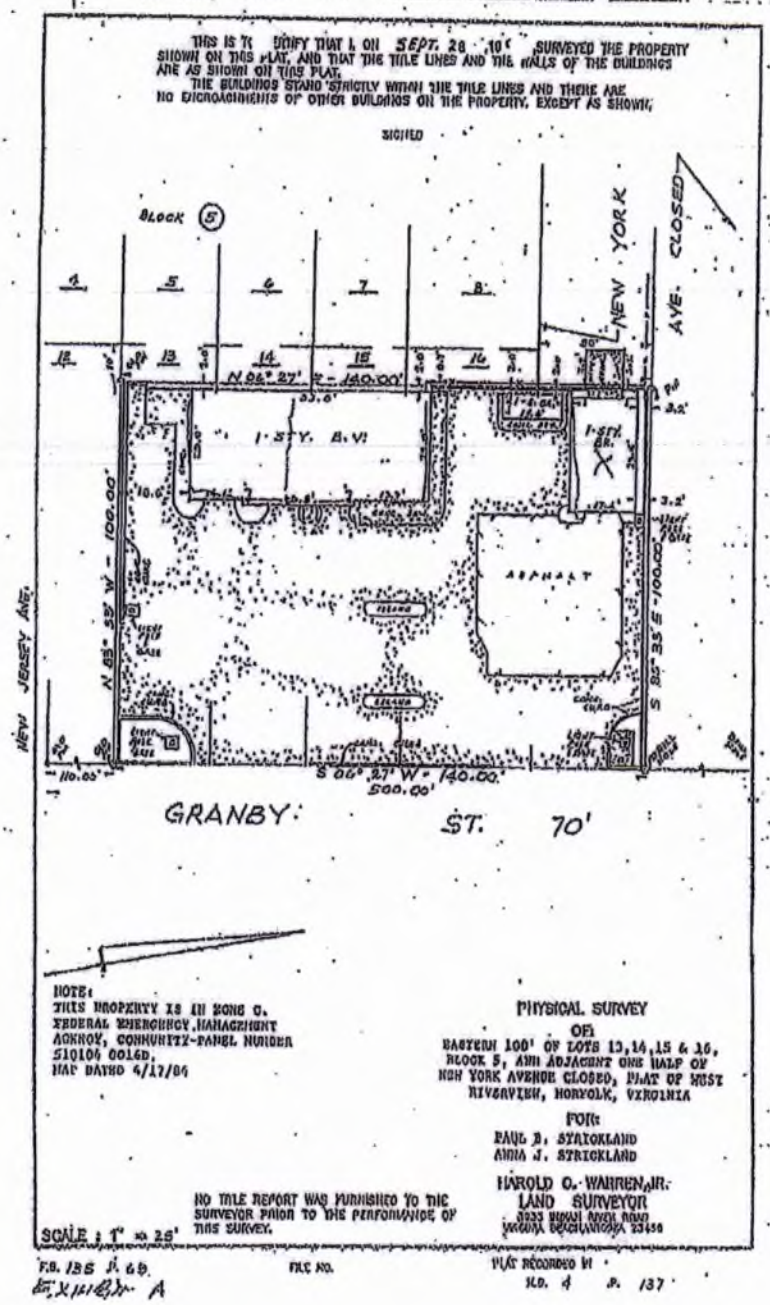
COMMONWEALTH OF VIRGINIA
8/28/14
MARK R. WOODARD
No. 7307
ARCHITECT

DATE: 8/28/14

JOB NO. 14084.00

A-1

Survey


THIS IS TO CERTIFY THAT I, ON SEPT. 28 19 SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.
THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.
SIGNED
BLOCK 5
NEW YORK AVE. CLOSED
N 06° 27' W - 140.00'
1-STY. BLD.
ASPHALT
N 85° 35' W - 100.00'
S 85° 35' E - 100.00'
NEW JERSEY AVE.
S 06° 27' W - 140.00'
500.00'
GRANBY ST. 70'
NOTE:
THIS PROPERTY IS IN ZONE C.
FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 510104 0016D.
MAP DATED 4/17/84
PHYSICAL SURVEY
OF
EASTERN 100' OF LOTS 13,14,15 & 16, BLOCK 5, AND ADJACENT ONE HALF OF NEW YORK AVENUE CLOSED, PLAT OF WEST RIVERVIEW, NORFOLK, VIRGINIA
FOR:
PAUL B. STRICKLAND
ANDA J. STRICKLAND
HAROLD O. WARREN, JR.
LAND SURVEYOR
NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO THE PERFORMANCE OF THIS SURVEY.
SCALE : 1" = 25'
F.B. 185 P. 69
FILE NO.
PLAT RECORDED IN
M.B. 4 P. 137

Barking Dog - Notification sent to all Property Owners within 300 feet

Property Owner	Property Address	Mailing Address		
4019 Granby Holdings, Llc	4019 Granby St	4019 Granby St	Norfolk	VA
4024 Granby, Llc	4024 Granby St	4024 Granby St	Norfolk	VA
Ag Dragon, Llc	4008 Omohundro Av	130 La Valette Ave	Norfolk	VA
Backus, Bruce F Jr Et Als	4205 Granby St	5048 Thatcher Way	Virginia Beach	VA
Bergdoll, James R Jr & Gladys I	4109 Columbus Av	480 42nd St Apt B	Oakland	CA
Brock, Ronald T Et Als	4106 Granby St	1255 Princess Anne Rd	Virginia Beach	VA
De Jong, Anne	4108 Granby St	905 Freers Ct	Chesapeake	VA
Dorax, Llc	4105 Columbus Av	4117 Granby St	Norfolk	VA
Gembel, Dave L, Jr	4117 Granby St	120 E 41st St	Norfolk	VA
Georges, Lewis J & Amy	120 E 41st St	919 Weyanoke St	Norfolk	VA
Golden Arch Realty Corp	4101 Granby St	Po Box 9748	Norfolk	VA
Grant Property, Llc	4125 Granby St	1611 Boyce Dr	Norfolk	VA
Hanretty, John J Jr & Anne P	4141 Granby St	4119 Columbus Ave	Norfolk	VA
Haven Creek Apartments, Llc	4130 Omohundro Av	Po Box 3768	Norfolk	VA
Herman Corp Of Virginia	4119 Columbus Av	Po Box 9837	Norfolk	VA
Hirst, Dale E	200 Delaware Av	4127 Columbus Ave	Norfolk	VA
Im, Do Sun	4016 Granby St	1307 Windsor Point Rd	Norfolk	VA
Meredith Realty Ghent Prop Llc	E S Granby St	Po Box 11265	Norfolk	VA
Mjb Llc	4127 Columbus Av	Po Box 25965	Shawnee Mission	KS
Morse, Kenneth R Et Al	4002 Granby St	114 E 40th St	Norfolk	VA
Pittman, Richard Et Al	115 E 41st St	109 E 42nd St	Norfolk	VA
Precious, Llc	4122 Granby St	1006 Jamestown Cres	Norfolk	VA
Riverview Expansion, Llc	4122 Granby St	2106 Llewellyn Ave	Norfolk	VA
Shelstad, Eric Et Al	114 E 40th St	116 E 41st St	Norfolk	VA
Tompkins, Christopher W & Helena D	109 E 42nd St	4123 Columbus Ave	Norfolk	VA
Wong, Sun T Et Als	4136 Granby St	4020 Church Point Rd	Virginia Beach	VA

McDonald, Colette

From: McDonald, Colette
Sent: Tuesday, December 13, 2016 5:23 PM
To: 'president@cprv.net'
Cc: Whibley, Terry; McClellan, Andria; Wilson, Denise
Subject: New Planning Commission Application - 4117 Granby Street, Suite A.
Attachments: Application.pdf

Mr. Serafim,

Attached please find an application from **THE BARKING DOG AT RIVERVIEW,** for a special exception to operate an eating and drinking establishment at 4117 Granby Street, Suite A.

Staff contact: Colette McDonald (757) 664-6771, colette.mcdonald@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

McDonald, Colette

From:	McDonald, Colette
Sent:	Friday, January 06, 2017 9:22 AM
To:	'tedkwarren@yahoo.com'
Cc:	'SEAN PEPE'
Subject:	New Planning Commission Application - 4117 Granby Street, Suite A.
Attachments:	Application.pdf

Mr. Warren,

Attached please find an application from **THE BARKING DOG AT RIVERVIEW,** for a special exception to operate an eating and drinking establishment at 4117 Granby Street, Suite A.

Staff contact: Colette McDonald (757) 664-6771, colette.mcdonald@norfolk.gov

This application is tentatively scheduled for the January 26, 2017 City Planning Public Hearing.

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