To the Honorable Council  
City of Norfolk, Virginia  

From: Leonard M. Newcomb III, CFM, Acting Planning Director  

Subject: COVA BREWING COMPANY, for the following applications at 9529 Shore Drive:  
   a. Rezone from R-C (Residential Coastal) and C-C (Community-Commercial) to Conditional C-C (Community-Commercial).  
   b. Conditional Use Permit for Production of Craft Beverages.  
   c. Conditional Use Permit for Live Entertainment.  

Reviewed: Wynter O. Benda, Chief Deputy City Manager  
Ward/Superward: 5/6  

Approved: Douglas L. Smith, City Manager  
Item Number: PH-3  

I. Staff Recommendation: Approval.  

II. Planning Commission Recommendation: By a vote of 5 to 0, the Planning Commission recommends Approval.  

III. Request: Conditional Use Permits to operate a new microbrewery with limited entertainment options.  

IV. Applicant: COVA Brewing Company  

V. Description:  
   • The site is located on the northwest corner of Shore Drive and Pretty Lake Avenue just north of the Shore Drive Bridge.  
   • The request is to operate a new microbrewery, providing alcoholic beverages for on and off-premises consumption, as well as limited entertainment options.
<table>
<thead>
<tr>
<th>Hours of Operation for live entertainment and the sale of alcoholic beverages for on and off-premise</th>
<th>Proposed</th>
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<tbody>
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</tr>
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</table>
| Capacity | • 42 seats indoors  
• 58 seats outdoors  
• 156 total capacity |
| Entertainment Options | Indoor  
• 5-member live band  
• Karaoke  
• Comedian  
• Poetry Reading  
• Speakers  
• Story teller  
• Fitness and exercise classes  
• Trivia night  
Outdoor  
• 5-member live band |

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

Attachments:  
• Proponents and Opponents  
• Staff Report to CPC dated September 27, 2018 with attachments  
• Ordinance
City Planning Commission Public Hearing: September 27, 2018

Staff Report | Item No. | 4
--- | --- | ---
Address | 9529 Shore Drive |
Applicant | Cova Brewing Company |
Requests | Change of Zoning | R-C (Residential-Coastal) and C-C (Community-Commercial) to C-C |
 | Conditional Use Permits | Production of Craft Beverages, Live Entertainment |
Property Owner | Dawa Corp |
Site Characteristics | Site/Building Area | .6 acre/3,321 sq. ft. |
 | Future Land Use Map | Commercial |
 | Zoning | R-C and C-C |
 | Neighborhood | East Ocean View |
 | Character District | Coastal |
Surrounding Area | North | C-R (Regional -Commercial): East Beach Shoppes |
 | East | PD-MUEB (East Beach Mixed Use Planned Development) |
 | South | R-C: Single Family homes |
 | West | R-C: Vacant |
A. Summary of Request
- The site is located on the northwest corner of Shore Drive and Pretty Lake Avenue just north of the Shore Drive Bridge.
- The request is to operate a new microbrewery, providing alcoholic beverages for on and off-premises consumption, as well as limited entertainment options.

B. Plan Consistency
The proposed use is consistent with PlanNorfolk2030, which designates this site as Commercial.

C. Zoning Analysis
i. General
- The parcel is a corner/through lot that fronts on Shore Drive to the east, Pretty Lake Avenue to the south and 22nd Bay Street to the west.
  o The site is currently operating as an automobile repair facility.
- The portion of the lot that fronts on Shore Drive, approximately half of the total parcel, is zoned C-C (Community Commercial) and the portion that fronts on 22nd Bay Street is zoned R-C (Residential Coastal).
- The applicant is proposing to operate a brewery with an on-premise tasting room, the sale of beer off-premises and to provide entertainment.
- Production of Craft Beverages (includes on-premise sale of craft beer), Sale of Alcoholic Beverages Off Premise and Live Entertainment are uses permitted in the C-C district by Conditional Use Permit (“CUP”).
  o The applicant has applied for a CUP.
- To accommodate these uses on the entire site, the rear portion of the site must be rezoned from R-C to C-C.
- The applicant proposes:
  o An indoor seating area and production space
  o An outdoor seating area with picnic tables
  o An outdoor grass area for entertainment, corn hole, bocce, horse shoes etc.
    a. A portion of this area is owned by the State and the applicant will need to obtain appropriate permissions before use of the land for such activities can occur.
    b. If alcohol is to be allowed in this area, all ABC regulations, including an enclosure, will must be adhered to.

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## ii. Parking
- In the Coastal Character District, the *Zoning Ordinance* requires Production of Craft Beverages to provide the following:
  - Tasting rooms: one parking space per 175 square foot of building area ($917/175 = 5$ parking spaces required).
  - Wholesale brewing (production): one parking space per 850 square feet of brewing area ($1,662/850 = 2$ parking spaces required).
- A total of seven parking spaces are required and 10 spaces are included on site.

## iii. Flood Zone
The site is located in the AE (High Risk) and X (Shaded) Flood Zones, which are High Risk and low to moderate-risk flood zones.

## D. Transportation Impacts
- Institute of Transportation Engineers (ITE) figures estimate that that this proposed new brewery with entertainment use will generate 420 additional vehicle trips per day, an increase of 368 vehicle trips per day from the 52 weekday trips that could be generated by the prior automobile use.
- Shore Drive adjacent to 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.
- The site is near transit service with Hampton Roads Transit bus route 1 (Granby) operating along E. Ocean View Avenue and Shore Drive near to at the site.
- Shore Drive adjacent to the site is identified as a priority corridor in *The City of Norfolk Bicycle and Pedestrian Strategic Plan*.

## E. Historic Resources Impacts
The site is not located within a federal, state, or local historic district.
F. Public Schools Impacts
   N/A

G. Environmental Impacts
   • For the building to be utilized, a new Certificate of Occupancy for the building will be required.
   • Because the applicant is in the CRO (Coastal Resiliency Overlay), and proposes to spend more than 50% of the assessed value of the structure compliance with the following will be required:
     ▪ Resiliency quotient
     ▪ Landscaping
     ▪ Form standards

H. AICUZ Impacts
   N/A

I. Surrounding Area/Site Impacts
   By requiring the proposed uses to conform to the conditions listed below, the proposed establishment should not have a negative effect on the surrounding businesses and neighborhood.

J. Payment of Taxes
   The owner of the property is current on all taxes.

K. Civic League
   • Notice was sent to the East Ocean View Civic League on August 14.
   • An email of support was received from the East Beach Association on August 6 and from the East Ocean View Civic League on July 3.

L. Communication Outreach/Notification
   • Legal notice was posted on the property on August 14.
   • Letters were mailed to all property owners within 300 feet of the property on September 12.
   • Legal notification was placed in The Virginian-Pilot on September 13 and 20.

M. Recommendation
   Staff recommends that the rezoning and Conditional Use Permit requests be approved subject to the conditions shown below:

   Production of Craft Beverages and Live Entertainment Conditional Use Permit

   (a) The operation of the principal use of Production of Craft Beverages must be conducted in accordance with the applicable performance standards that are set
forth in section 4.2 of the Norfolk Zoning Ordinance:

i. The facility shall not be open to the public between the hours of 12:00 a.m. and 2:00 a.m. without acquiring an approval for late night food and beverage sales.

ii. Smoking shall be prohibited in outdoor gathering areas and signs shall be placed in conspicuous locations to indicate smoking limitations.

iii. Alcoholic beverages sold on the premises shall be limited to those produced on-site.

iv. Wholesale distribution of products manufactured on the premises is allowed, as long as it is done from a designated loading area that does not interfere with the public use of any public right-of-way.

v. Fermentation and disposal of ingredients used in manufacturing shall be managed so as to prevent any nuisance effects on surrounding properties.

(b) The operation of the accessory use of Live Entertainment must be conducted in accordance with the applicable performance standards that are set forth in section 4.3 of the Norfolk Zoning Ordinance:

1) Except as otherwise expressly allowed in this Ordinance, an accessory use shall not be established or constructed before the establishment or construction of the principal use.

2) If the principal use is destroyed or removed, the accessory use shall no longer be allowed.

3) The gross floor area of accessory uses shall not exceed 25 percent of the gross floor area of the principal use(s) on the lot.

(c) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

(d) Each of the Conditional Use Permits granted herein expressly requires that every other permit granted herein remains actively used and valid. The revocation, termination, or expiration of any one of the permits granted herein shall constitute grounds for revocation of every other permit granted herein.

(e) The hours of operation for the establishment, for the on and off-premises sale of alcoholic beverages, and for live entertainment shall be limited to 12:00 noon until 10:00 p.m., Monday thru Thursday, 12:00 noon until 11:00 p.m., Friday and Saturday, and 12:00 noon until 9:00 p.m. Sunday. Other than craft beverage production, no use of the establishment outside of the hours of operation listed herein shall be permitted.

(a) The seating for the establishment shall not be less than 42 seats indoors, 58 seats outdoors, and the total occupant capacity, including employees, shall not exceed 156 people.
(b) No amplified sound shall be permitted in any outdoor area after 10:00 p.m. Sunday through Thursday nor after 11:00 p.m. on Friday and Saturday.

(c) Indoor entertainment shall be limited to live bands having no more than three (3) members, karaoke, comedian, poetry reading, speakers, storytelling, fitness and exercise classes and trivia night. Outdoor entertainment is limited to 5-member live bands. No other form of entertainment is permitted.

(d) There shall be no dancing and no dance floor provided.

(e) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as “Exhibit B.” Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it conforms with all building code requirements.

(f) 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 conditional use permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.

(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 business personal property taxes which may become due while it is in operation.

(i) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge, which shall include water but shall not be limited to water. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

(j) The business authorized by this Conditional Use Permit 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 Conditional Use Permit. Should any owner, operator or manager desire to operate the business in a manner different than as represented in “Exhibit A,” a new conditional use permit 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.
(k) This Conditional Use Permit 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 or management 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 Conditional Use Permit is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

(l) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Conditional Use Permit. This Conditional Use Permit 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) 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.

(p) Notwithstanding anything to the contrary, the requirements of this subsection shall not apply to the following entities, who may lease or otherwise use the establishment for events that are permitted by and comply with this ordinance in all other respects:

   (1) Any federal, state, or local government or governmental agency;

   (2) Any party that receives a grant or other direct funding from a state or local government; and
(3) Any party that is recognized as a charitable organization in good standing under § 501(c)(3) of the Internal Revenue Code of the United States Code at the time of the event.

Collectively, the parties identified in items 1, 2 and 3 above are defined as "Authorized Entities".

(q) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected or any event held by an Authorized Entity which leases, lets, or uses the establishment.

(r) A copy of this Conditional Use Permit ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Conditional Use Permit 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.

(s) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

(1) This ordinance;

(2) Any ABC license(s);

(3) Any occupancy permit(s);

(4) Certifications of all persons who work on the premises as a security guard;

(5) All fire code certifications, including alarm and sprinkler inspection records;

(6) Any health department permit(s);

(7) The emergency action plan required under the Fire Prevention Code;

(8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;

(9) The establishment's designated driver program; and
(t) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 99 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

(u) The written security plan submitted to the City as part of the application for this Conditional Use Permit and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.
Attachments:
  Conditional Use Permit General Standards
  Overview map
  Location map
  Future Land Use Map
  Zoning map
  1000' radii map of similar ABC establishments and Norfolk Public Schools
  Applications
  Conceptual Site Plan
  Security Plan
  Notification list of all property owners within 300 feet of the site
  Notice to the East Ocean View
  Letters of support from East Beach Association and the East Ocean View Civic League
Proponents and Opponents

**Proponents**
Scott Bateman- applicant  
151 E. Evans Street  
Norfolk, VA 23503

Susan Bateman-applicant  
151 E. Evans Street  
Norfolk, VA 23503

Jacob Combee  
208 E. Plume Street  
Norfolk, VA 23510

**Opponents**  
None
ORDINANCE No.

AN ORDINANCE GRANTING CONDITIONAL USE PERMITS TO AUTHORIZE THE OPERATION OF A CRAFT BEVERAGES PRODUCTION FACILITY WITH LIVE ENTERTAINMENT NAMED "COVA BREWING COMPANY" ON PROPERTY LOCATED AT 9529 SHORE DRIVE.

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

Section 1:- That conditional use permits are hereby granted to OVCBC Enterprises, Inc. authorizing the operation of the following principal uses and accessory uses:

(a) Production of Craft Beverages (principal use).

(b) Live Entertainment (accessory use).

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 100 feet, more or less, along the western line of Shore Drive and 260 feet, more or less, along the northern line of Pretty Lake Avenue; property also fronts 100 feet, more or less, along the eastern line of 22nd Bay Street; premises numbered 9529 Shore Drive:

Section 3:- That the conditional use permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

(a) The operation of the principal use of Production of Craft Beverages must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance at the time of adoption of this ordinance.

(b) The operation of the accessory uses of Live
Entertainment must be conducted in accordance with the applicable performance standards that are set forth in section 4.3 of the Norfolk Zoning Ordinance at the time of adoption of this ordinance.

(c) Each of the conditional use permits granted herein expressly requires that every other permit granted herein remains actively used and valid. The revocation, termination, or expiration of any one of the permits granted herein shall constitute grounds for revocation of every other permit granted herein.

(d) The hours of operation for the establishment, for the on- and off-premises sale of alcoholic beverages, and for live entertainment shall be limited to 12:00 noon until 10:00 p.m. Monday through Thursday, 12:00 noon until 11:00 p.m. Friday and Saturday, and 12:00 noon until 9:00 p.m. on Sunday. The establishment shall not be open to the public outside the hours of operation listed herein.

(e) The seating for the establishment shall not be less than 42 seats indoors, 58 seats outdoors, and the total occupant capacity, including employees, shall not exceed 156 people.

(f) No amplified sound shall be permitted in any outdoor area after 10:00 p.m. Sunday through Thursday nor after 11:00 p.m. on Friday and Saturday.

(g) Indoor entertainment shall be limited to live bands having no more than five (5) members, karaoke, comedian, poetry reading, speakers, storytelling, fitness and exercise classes, and trivia night. Outdoor entertainment shall be limited to only live bands having no more than five (5) members. No other form of entertainment is permitted.

(h) There shall be no dancing and no dance floor provided.

(i) No portion of the outdoor dining area shall be enclosed, heated or cooled, and any covering must
leave the dining space open on at least two sides, unless sufficient parking is available to meet the parking requirements of the Norfolk Zoning Ordinance that would result from converting outdoor dining seats to indoor dining seats and such conversion is approved in advance by issuance of a zoning certificate.

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

(k) There shall be no electronic display, including no television or monitor, located in the outdoor dining area such that it is visible or audible from any portion of a public right-of-way.

(l) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it conforms with all building code requirements.

(m) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

(n) 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 conditional use permit so at to keep such areas free of litter, refuse, and both solid and liquid waste.

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

(p) The establishment shall remain current on all food and beverage taxes, business personal property taxes, and other local taxes which may become due while it is in operation.

(q) The establishment shall maintain a designated driver program which shall provide, at minimum,
that designated drivers may be served non-alcoholic beverages at no charge, which shall include water but shall not be limited to water. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.

(r) The business authorized by this Conditional Use Permit 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 Conditional Use Permit. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new conditional use permit 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.

(s) This Conditional Use Permit 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 or management 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 Conditional Use Permit is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

(t) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Conditional Use Permit. This Conditional Use Permit 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.

(u) 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.

(v) 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.

(w) 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.

(x) Notwithstanding anything to the contrary, the requirements of this subsection shall not apply to the following entities, who may lease or otherwise use the establishment for events that are permitted by and comply with this ordinance in all other respects:

(1) Any federal, state, or local government or governmental agency;

(2) Any party that receives a grant or other direct funding from a state or local government; and

(3) Any party that is recognized as a charitable organization in good standing under § 501(c)(3) of the Internal Revenue Code of the United States Code at the time of the event. Collectively, the parties identified in items
1, 2 and 3 above are defined as "Authorized Entities".

(y) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected or any event held by an Authorized Entity which leases, lets, or uses the establishment.

(z) A copy of this Conditional Use Permit ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this Conditional Use Permit 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.

(aa) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

(1) This ordinance;
(2) Any ABC license(s);
(3) Any occupancy permit(s);
(4) Certifications of all persons who work on the premises as a security guard;
(5) All fire code certifications, including alarm and sprinkler inspection records;
(6) Any health department permit(s);
(7) The emergency action plan required under the Fire Prevention Code;
(8) The names, addresses, and phone numbers of all persons who manage or supervise the
establishment at any time;

(9) The establishment's designated driver program; and

(10) The establishment's Security Plan.

(bb) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 117 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

(cc) The written security plan submitted to the City as part of the application for this Conditional Use Permit and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

(dd) All spent grain and other bio-refuse shall be kept on site or removed such that no nuisance odors are detectable from any adjacent property.

(ee) All landscaping installed on the site shall be maintained in a healthy and growing condition and kept free of refuse and litter. All dead or damaged vegetation shall be replaced with new plantings.

(ff) No alcoholic beverages other than beer, wine, ale, or other fermented malt beverages shall be sold.

(gg) The only alcoholic beverages that may be sold for off-premises consumption are those produced on site.

(hh) No alcoholic beverage having more than 21% alcohol by volume shall be sold for off-premises consumption.
(ii) All beer sold for off premises consumption shall be in a package containing a minimum of four (4) bottles or cans or shall be in a single fillable or refillable container of at least 32 oz. capacity. However, bottled craft beers that are exclusively produced in bottles greater than 12 ounces but less than 32 ounces in size shall not be subject to this limitation.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That, because the operation of this establishment in the manner proposed in the application requires the grant of more than one conditional use permit, the City Council finds that its operation is only appropriate at the location where it is being authorized when conducted in the manner proposed, as modified by the City Council, and that each permit should be subject to the same conditions, requirements and limitations in order to constrain the operation in a manner that adequately protects public health safety and welfare.

Section 6:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:
Exhibit A (7 pages)
Exhibit B (1 page)
EXHIBIT "A"
Description of Operations
Live Entertainment
(Please Print)

Date: July 17, 2018

Trade name of business: COVA Brewing Company

Address of business: 9529 Shore Drive Norfolk, VA 23518

Name(s) of business owner(s)*: Scott Bateman, Susan Bateman (OVCBC Enterprises, Inc.)

Name(s) of property owner(s)*: John Mair (Dawa Corp)

Daytime telephone number: ( 757 ) 651-4170

*If business or property owner is a 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
   Weekday From: 6am To: 10pm      Live Entertainment
   From: 12pm To: 10pm
   Friday From: 6am To: 11pm
   From: 12pm To: 11pm
   Saturday From: 6am To: 11pm
   From: 12pm To: 11pm
   Sunday From: 6am To: 9pm
   From: 12pm To: 9pm

2. Will ABC license be applied for? Yes  (If so, a different application is required)

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

   3a If yes, please describe type and number of each game to be provided:
   Cornhole Board, Tumble Tower Blocks, Bocce, Horseshoes
   Misc Board Games

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752  Fax (757) 441-1569
Exhibit A — Page 2

Live Entertainment

4. Will patrons ever be charged to enter the establishment?
   ☑ Yes      ☐ No

4a. If yes, why:
    Special Event Tickets

4b. Which days of the week will there be a cover charge (circle all applicable days):
    Monday  Tuesday  Wednesday  Thursday  Friday  Saturday  Sunday

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

5a. If yes, explain:
    Special events, non-profit events, corporate and community
    meetings/events, wedding receptions, private and charity events.

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

6a. If yes, explain:
    Special non-profit or charity events

7. Will there ever be a minimum age limit?
   ☐ Yes      ☑ No
Additional comments/description/operational characteristics or prior experience:

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

[Signature]

Signature of Applicant
Exhibit A – Floor Plan(s) Worksheet

Live Entertainment

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

1. **Total capacity**
   a. **Indoor**
      Number of seats (not including bar seats) 42
      Number of bar seats
      Standing room 50
   b. **Outdoor**
      Number of seats 58
   c. **Number of employees** 6

   **Total Occupancy**
   (Indoor/Outdoor seats, standing room and employees) = 156

2. **Entertainment**
   List ANY type of entertainment proposed (such as 3-member live band, karaoke, comedian, or poetry reading.)
   5-member live band, karaoke, comedian, poetry reading, bible study, leadership and community speakers, story teller, fitness and exercise classes, trivia night speaker

3. **Will a dance floor be provided?**
   ☐ Yes ☒ No
   3a. If yes,
       Square footage of establishment __________
       Square footage of dance floor __________

   • If a disc jockey is proposed, a dance floor must be provided.
   • If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.
EXHIBIT "A"

Description of Operations
Production of Craft Beverages

Date of Application: July 13, 2018

Name of business: COVA Brewing Company

Address of business: 9529 Shore Drive

Name(s) of business owner(s)*: Scott Bateman, Susan Bateman (OVCBC Enterprises, Inc.)

Name(s) of property owner(s)*: John Mair (Dawa Corp)

Name of business managers/operators: Scott Bateman; Susan Bateman; Greg Myrtle; Marvin Ball

Daytime telephone number: (757) 651-4170

*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 open to the public:

Sale of Alcohol for Off-Premises
(Only for alcohol brewed on-site)

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Sale of Alcohol Sales for On-Premises
(Other than tastings)

<table>
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</table>

(Brewing operations permitted 24-hours)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)
2. Will video games, pool tables, game boards or other types of games be provided?
   ☑ Yes (If more than 4, additional application required) ☐ No

2a If yes, please describe type and number of each game to be provided:
   Cornhole boards, Tumble Tower Blocks, Bocce, Horseshoes
   Misc. Board Games

3. Will patrons ever be charged to enter the establishment?
   ☑ Yes ☐ No

3a If yes, why:
   Special Event Tickets

5b. Which days of the week will there be a cover charge (circle all applicable days):
   Monday Tuesday Wednesday Thursday Friday Saturday Sunday

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

4a. If yes, explain:
   Special events, non-profit events, corporate and community meetings/events, wedding receptions, private and charity events.

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

5a. If yes, explain:
   Special non-profit or charity events

6. Will there ever be a minimum age limit?
   ☐ Yes ☑ No

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

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752  Fax (757) 441-1569
(Revised July, 2018)
Note: If smoking is permitted, then floor plans must be submitted showing all necessary building code requirements for such facility.
2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

1) Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;

2) Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;

3) Complies with all applicable use-specific standards in Article 4. Performance Standards;

4) Complies with all applicable development and design standards in Article 5. Development Standards;

5) Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;

6) Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;

7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;

8) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;

9) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

10) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

11) Is 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;

12) Maintains adequate parking, loading and other necessary facilities to serve the proposed use;

13) Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.

14) Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;

15) Complies with all other relevant city, state and federal laws and standards; and

16) Is required by the public necessity, convenience, general welfare, or good zoning practice.
Existing ABC Establishments & Norfolk Public Schools Proximity Map

MONA LISA PIZZA

A J GATORS SPORTS BAR AND GRILL

COVA BREWING COMPANY

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

Legend:

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

Scale:

0 80 160 320 Feet
Application
Conditional Change of Zoning

Date: July 13, 2018

Change of Zoning:
From: SF-10, CCZoning  To: Conditional CCZoning

DESCRIPTION OF PROPERTY

Address: 9529 Shore Drive Norfolk, VA 23518

Existing Use of Property: Automobile Repair Garage (Accurate Tune)

Proposed Use: Craft Brewery, Brewery Tasting Room

Current Building Square Footage: 3,321 Proposed Building Square Footage: 3,321

Trade Name of Business (If applicable): COVA Brewing Company

APPLICANT*

(OVCBC Enterprises, Inc.)

1. Name of applicant: (Last) Bateman (First) Scott (MI) E

Mailing address of applicant (Street/P.O. Box): 151 E Evans Street

(City): Norfolk (State): Virginia (Zip Code): 23503

Daytime telephone number of applicant: ( ) 757-651-4170

E-mail address: sebateman22@gmail.com

AUTHORIZED AGENT* (if applicable)

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:

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)
PROPERTY OWNER* (Dawa Corp.)

3. Name of property owner: (Last) Mair (First) John (MI)

Mailing address of property owner (Street/P.O. box): 2534 E Ocean View Ave.

(City): Norfolk (State): Virginia (Zip Code): 23518

Daytime telephone number of owner: ( ) 757-515-5167

E-mail address: jbmair@cox.net

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

CIVIC LEAGUE INFORMATION

Civic League contact: Ann Bolen (804) 334-8429

Date meeting attended/held: 6/29/18

Ward/Super Ward information: Ward 5, Super Ward 6

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: John Mair (Property Owner) Sign: July 25, 2018

Print name: Scott Bateman (Applicant) Sign: July 24, 2018

(If Applicable)

Print name: (Authorized Agent Signature) Sign: (Date)
Application
Conditional Use Permit
Production of Craft Beverages

Date July 13, 2018

DESCRIPTION OF PROPERTY
Address: 9529 Shore Drive Norfolk, VA 23518
Existing Use of Property: Automobile Repair Garage (Accurate Tune)
Proposed Use: Craft Brewery, Brewery Tasting Room
Current Building Square Footage: 3,321
Proposed Building Square Footage: 3,321
Trade Name of Business (if applicable): COVA Brewing Company

APPLICANT*
(OVCBC Enterprises, Inc.)
1. Name of applicant: (Last) Bateman (First) Scott (MI) E
Mailing address of applicant (Street/P.O. Box): 151 E Evans Street
(City): Norfolk (State): Virginia (Zip Code): 23503
Daytime telephone number of applicant: ( ) 757-651-4170
E-mail address: sebateman22@gmail.com

AUTHORIZED AGENT* (if applicable)
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: ______________________________

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)
PROPERTY OWNER*

3. Name of property owner: (Last) Mair (First) John (MI) ____________

Mailing address of property owner (Street/P.O. box): 2534 E Ocean View Ave.

(City): Norfolk (State): Virginia (Zip Code): 23518

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E-mail address: jbmair@cox.net

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CIVIC LEAGUE INFORMATION

Civic League contact: Ann Bolen (804) 334-8429

Date meeting attended/held: 6/29/18

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

Print name: John Mair (Property Owner) Sign: ___________________________ (Date)

Print name: Scott Bateman (Applicant) Sign: ___________________________ (Date)

(Print name: ___________________________ Sign: ___________________________ (Date)

(If Applicable)

Print name: ___________________________ Sign: ___________________________ (Date)

(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)
Description of Operations  
Production of Craft Beverages

Date of Application: July 13, 2018

Name of business: COVA Brewing Company

Address of business: 9529 Shore Drive

Name(s) of business owner(s)*: Scott Bateman, Susan Bateman (OVCBC Enterprises, Inc.)

Name(s) of property owner(s)*: John Mair (Dawa Corp)

Name of business managers/operators: Scott Bateman; Susan Bateman; Greg Myrtle; Marvin Ball

Daytime telephone number: (757) 651-4170

*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 open to the public:
   **Sale of Alcohol for Off-Premises**  
   (Only for alcohol brewed on-site)  
   **Sale of Alcohol Sales for On-Premises**  
   (Other than tastings)

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   (Brewing operations permitted 24-hours)
2. Will video games, pool tables, game boards or other types of games be provided?  
☑ Yes (If more than 4, additional application required) ☐ No

2a. If yes, please describe type and number of each game to be provided:  
Cornhole boards, Tumble Tower Blocks, Bocce, Horseshoes
Misc. Board Games

3. Will patrons ever be charged to enter the establishment?  
☑ Yes ☐ No

3a. If yes, why:  
Special Event Tickets

5b. Which days of the week will there be a cover charge (circle all applicable days):  
Monday Tuesday Wednesday Thursday Friday Saturday Sunday

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

4a. If yes, explain:  
Special events, non-profit events, corporate and community meetings/events, wedding receptions, private and charity events.

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

5a. If yes, explain:  
Special non-profit or charity events

6. Will there ever be a minimum age limit?  
☐ Yes ☑ No

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

DEPARTMENT OF CITY PLANNING  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised July, 2018)
Note: If smoking is permitted, then floor plans must be submitted showing all necessary building code requirements for such facility.
EXTERIOR CAPACITY: 98
INTERIOR CAPACITY: 58
TOTAL CAPACITY: 156

NOTE: PERIMETER FENCING TO BE BLACK PAINTED STEEL TWO RAIL WITH PRESSED POINTS. GATED ACCESS FROM PARKING LOT DRIVE AISLE.

DOG RUN AREA / GRASS

GRAIN SILO

EXISTING 1 STORY MASONRY - 3,321 SF

STAMPED CONCRETE

FIRE PITS / BRICK PAVERS

BOCCE BALL AND CORN HOLE / CRUSHED GRAVEL

ASPHALT

GRASS

STORAGE CONTAINERS / BREWERY MURAL AREA

CONCEPTUAL SITE PLAN

1" = 30'
Application
Conditional Use Permit
Live Entertainment
(Please Print)

Date: July 17, 2018

DESCRIPTION OF PROPERTY

Address: 9529 Shore Drive Norfolk, VA 23518

Existing Use of Property: Automobile Repair Garage (Accurate Tune)

Proposed Use: Craft Brewery, Brewery Tasting Room

Current Building Square Footage: 3,321 Proposed Building Square Footage: 3,321

Trade Name of Business (If applicable): COVA Brewing Company

APPLICANT* (OVCBC Enterprises, Inc.)

1. Name of applicant: (Last) Bateman (First) Scott (MI) E

Mailing address of applicant (Street/P.O. Box): 151 E Evans Street

(City): Norfolk (State): Virginia (Zip Code): 23503

Daytime telephone number of applicant: ( ) 757-651-4170

E-mail address: sebateman22@gmail.com

AUTHORIZED AGENT* (if applicable)

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: ________________________________

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
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Telephone (757) 664-4752 Fax (757) 441-1569
Application
Live Entertainment
Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) Mair (First) John (MI)

Mailing address of property owner (Street/P.O. box): 2534 E Ocean View Ave.

(City): Norfolk (State): Virginia (Zip Code): 23518

Daytime telephone number of owner: ( ) 757-515-5167

E-mail address: jbmair@cox.net

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

CIVIC LEAGUE INFORMATION

Civic League contact: Ann Bolen (804) 334-8429

Date meeting attended/held: 6/29/18

Ward/Super Ward information: Ward 5, Super Ward 6

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: John Mair (Property Owner) Sign: ___________________________ 7/25/18 (Date)

Print name: Scott Bateman (Applicant) Sign: ___________________________ July 24, 2018 (Date)

(If Applicable)

Print name: ___________________________ Sign: ___________________________ (Date)

(Authorized Agent Signature)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)
EXHIBIT "A"
Description of Operations
Live Entertainment
(Please Print)

Date: July 17, 2018

Trade name of business: COVA Brewing Company

Address of business: 9529 Shore Drive Norfolk, VA 23518

Name(s) of business owner(s)*: Scott Bateman, Susan Bateman (OVCBC Enterprises, Inc.)

Name(s) of property owner(s)*: John Mair (Dawa Corp)

Daytime telephone number: (757) 651-4170

*If business or property owner is a 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
Weekday From: 6am To: 10pm
Friday From: 6am To: 11pm
Saturday From: 6am To: 11pm
Sunday From: 6am To: 9pm

Live Entertainment
Weekday From: 12pm To: 10pm
Friday From: 12pm To: 11pm
Saturday From: 12pm To: 11pm
Sunday From: 12pm To: 9pm

2. Will ABC license be applied for? Yes
(If so, a different application is required)

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

3a If yes, please describe type and number of each game to be provided:
   Cornhole Board, Tumble Tower Blocks, Bocce, Horseshoes
   Misc Board Games

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
4. Will patrons ever be charged to enter the establishment?
   □ Yes   □ No

   4a. If yes, why:
       Special Event Tickets

   4b. Which days of the week will there be a cover charge (circle all applicable days):
       Monday  Tuesday  Wednesday  Thursday  Friday  Saturday  Sunday

5. Will the facility or a portion of the facility be available for private parties?
   □ Yes   □ No

   5a. If yes, explain:
       Special events, non-profit events, corporate and community
       meetings/events, wedding receptions, private and charity events.

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

   6a. If yes, explain:
       Special non-profit or charity events

7. Will there ever be a minimum age limit?
   □ Yes   □ No
Exhibit A – Page 3
Live Entertainment

Additional comments/description/operational characteristics or prior experience:

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

Signature of Applicant
Exhibit A – Floor Plan(s) Worksheet

Live Entertainment

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

1. Total capacity
   a. Indoor
      - Number of seats (not including bar seats) 42
      - Number of bar seats 
      - Standing room 50
   b. Outdoor
      - Number of seats 58
   c. Number of employees 6

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 156

2. Entertainment
   List ANY type of entertainment proposed (such as 3-member live band, karaoke, comedian, or poetry reading.)
   - 5-member live band, karaoke, comedian, poetry reading, bible study, leadership
   and community speakers, story teller, fitness and exercise classes, trivia night speaker

3. Will a dance floor be provided?
   □ Yes    □ No

3a. If yes, 
   - Square footage of establishment 
   - Square footage of dance floor 

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752  Fax (757) 441-1569
July 3, 2018

Scott and Susan Bateman  
Ocean View Community Brewing Company  
Norfolk, VA

Re: Proposed Brewing Company to be located at 9529 Shore Drive, Norfolk, VA 23518

Dear Mr. and Mrs. Bateman:

Thank you for attending the Board meeting of the EOV Civic League on June 28th to explain your proposal to build a craft beer house in our community. We understand you are currently under a due-diligence on the site however you were seeking the community’s input into your plan. The Board of EOVCL was thrilled with your proposal and wishes you great success. We understand you would operate under standard hours and the site would have plenty of parking, which is always a concern in our community. As your plans advance, I hope you will come back to a general meeting to share your vision with our community.

Thank you for your consideration.

Ann Bolen  
President, East Ocean View Civic League

Cc: Councilman Tommy Smigiel, Ward 5  
    Councilwoman Andria P. McClellan, Super Ward 6  
    Steve Chamberlain, VP EOVCL
### Property Owners

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<tr>
<th>Property Owners</th>
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<tr>
<td>Aldorf, Edward J</td>
<td>9542 21st Bay St Apt A</td>
<td>Norfolk VA 23518-1607</td>
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<tr>
<td>Clark Investments LLC</td>
<td>5605 State Ct</td>
<td>Virginia Beach VA 23455-6656</td>
</tr>
<tr>
<td>Commonwealth Of Virginia</td>
<td>P O Box 1070</td>
<td>Suffolk VA 23434-1070</td>
</tr>
<tr>
<td>Cramer, Robert L</td>
<td>4114 Pretty Lake Ave Unit B</td>
<td>Norfolk VA 23518-1628</td>
</tr>
<tr>
<td>Crum, Ronnie L</td>
<td>4097 Riverwood Rd</td>
<td>Tallahassee FL 32303-7450</td>
</tr>
<tr>
<td>Dawa Corp</td>
<td>2534 E Ocean View Ave</td>
<td>Norfolk VA 23518-1113</td>
</tr>
<tr>
<td>Dixon, Terry J &amp; Mary H</td>
<td>4200 Pretty Lake Ave Unit A</td>
<td>Norfolk VA 23518-1630</td>
</tr>
<tr>
<td>Drake, Thomas E Et Al</td>
<td>2306 Bay Oaks Pl</td>
<td>Norfolk VA 23518-6115</td>
</tr>
<tr>
<td>East Beach BL, LLC</td>
<td>3506 Connecticut Ave Nw</td>
<td>Washington DC 20008-2401</td>
</tr>
<tr>
<td>East Beach Exchange LLC</td>
<td>Po Box 14025</td>
<td>Norfolk VA 23518</td>
</tr>
<tr>
<td>Ellul, Leon F</td>
<td>4206b Pretty Lake Ave</td>
<td>Norfolk VA 23518-1630</td>
</tr>
<tr>
<td>Hawver, William S &amp; Sharon Holley</td>
<td>4212 Pretty Lake Ave</td>
<td>Norfolk VA 23518-1630</td>
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<tr>
<td>Jenkins, Jeffrey M</td>
<td>Po Box 14435</td>
<td>Norfolk VA 23518-0435</td>
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<td>Maldari, Saverio</td>
<td>4114 Pretty Lake Ave Unit A</td>
<td>Norfolk VA 23518-1628</td>
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<td>McCarthy, John D</td>
<td>4206 Pretty Lake Ave Unit A</td>
<td>Norfolk VA 23518-1630</td>
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<td>Ov Cottage, LLC</td>
<td>4317 Pretty Lake Ave Unit B</td>
<td>Norfolk VA 23518-1715</td>
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<tr>
<td>Shore Drive Plaza LLC</td>
<td>929 Upper Hastings Way</td>
<td>Virginia Beach VA 23452-6250</td>
</tr>
<tr>
<td>Shore Drive Plaza LLC</td>
<td>2534 E Ocean View Ave</td>
<td>Norfolk VA 23518-1113</td>
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<tr>
<td>The Houser Group, LLC</td>
<td>8633 Sturgis St</td>
<td>Norfolk VA 23503-3917</td>
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<td>Thompson, Jeremy Francis &amp; Melissa Lee</td>
<td>4116 Pretty Lake Ave</td>
<td>Norfolk VA 23518-1628</td>
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<td>Torok, Gabe M</td>
<td>9538 21st Bay St</td>
<td>Norfolk VA 23518-1607</td>
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<tr>
<td>Wulff, Hans J &amp; Eva R</td>
<td>9538 21st Bay St</td>
<td>Norfolk VA 23518-1607</td>
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</tbody>
</table>
Attached please find the following applications tentatively scheduled to be heard at the September 27, 2018 Planning Commission public hearing:

COVA BREWING COMPANY, for the following applications at 9529 Shore Drive:

a. Rezone from R-C (Residential Coastal) and C-C (Community-Commercial) to Conditional C-C (Community-Commercial).

b. Conditional Use Permit for Production of Craft Beverages.

c. Conditional Use Permit for Live Entertainment.

The purpose of this request is to allow for a new microbrewery to operate with limited entertainment options.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

Thank You

Sherri Williams
Planning Technician
Planning Department
810 Union Street | Suite 508
Norfolk, VA 23510
(757) 664-6771

Connect with us:
www.norfolk.gov
August 6, 2018

Leonard M. Newcomb III
Acting Planning Director
City of Norfolk
810 Union Street, Suite 508
Norfolk, VA 23510

RE: Letter of Support for Rezoning and Conditional Use Permit for OVCBC Enterprises, Inc., for development of COVA Brewery Company at 9529 Shore Drive

Mr. Newcomb:

The Board of Directors of the East Beach Neighborhood Association, Inc. (BOD), recently met with the owners of subject business. Based on the information provided during the meeting, please be advised that the BOD has agreed to support their proposed project known as “COVA Brewery Company”, as said project is defined in the application.

It is our belief that the proposed re-purposing of the property would be a valued addition to East Beach as well as East Ocean View community as a whole. By copy, we are urging the East Ocean View Civic League to also evidence its support in writing when it next meet.

Submitted Respectfully,

Michael D. Austin, President
East Beach Neighborhood Association, Inc.

Cc: Mr. Patrick Gasser, United Property Associates (via email)  
Ms. Ann Bolen, President, EOVCL (via email)  
Mr. and Mrs. Scott Bateman, OVCBC Enterprises, Inc. (via email)
7 September 2018

City of Norfolk
810 Union Street
Director of Planning and Community Development, Suite 508
City Hall Building
Norfolk, VA 23510

Subject: COVA Brewing Support Letter

Dear Mr. Newcomb,

We were made aware of the proposed rezoning request from R-C and C-C to Conditional C-C (Community Commercial) as well as the request for Conditional Use Permits for the Production of Craft Beverages and Live Entertainment by Scott and Susan Bateman for their proposed COVA Brewing to be located at 9529 Shore Drive in our community. The Batemans came to the Civic League Meeting on September 6th and presented their idea for a new Craft Brewing Company to our membership. Of the 50 voting individuals at the meeting, all 50 supported this proposal. We did not hear any opposition beyond a concern for adequate parking for the project given the community support for this endeavor.

I am told this project will come in front of the Planning Commission on Sept 27th. We hope it receives the full support of the Commission.

Sincerely,

Ann M. Bolen
President, East Ocean View Civic League

Cc:
Councilman Tommy Smigiel
Councilwoman Andria McClellan
Mr. Steve Chamberlain, VP, EOVCL