



INTERDEPARTMENTAL MEMORANDUM

TO: City Council

FROM: *GH* George Homewood, FAICP, Director of City Planning *JMW*

COPIES TO: Douglas L. Smith, City Manager
Dean Cooper, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1307 West 27th Street

DATE: April 4, 2019

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	1307 West 27 th Street	Neighborhood:	Lamberts Point
Zoning:	SF-T	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	25 Ft. x 100 Ft.
House Size: (Width x Depth)	18.83 Ft. x 49 Ft.	Square Footage:	1710 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4764 or Dean Cooper, Sr. Design & Rehabilitation Consultant at 664-6555.



Department of City Planning
Zoning Certification for Non-Standard Lots

Applicant Information

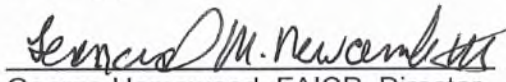
Applicant Name:	Old Dominion Property Group, LLC	Date of Application:	December 20, 2018
Mailing Address:	1146 Glendale Drive.		
City, State, Zip Code:	Virginia Beach VA. 23454		
Phone Number:	(757) 537-3481	E-Mail:	LT.Aaron.Zimmer@gmail.com

Property Information

Location:	1307 West 27 th Street	Neighborhood:	Lamberts Point
Zoning:	SF-T	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	25 Feet X 100 Feet
Proposed House Size:	18.83 Feet x 49 Feet	Square Footage:	1,710 SF

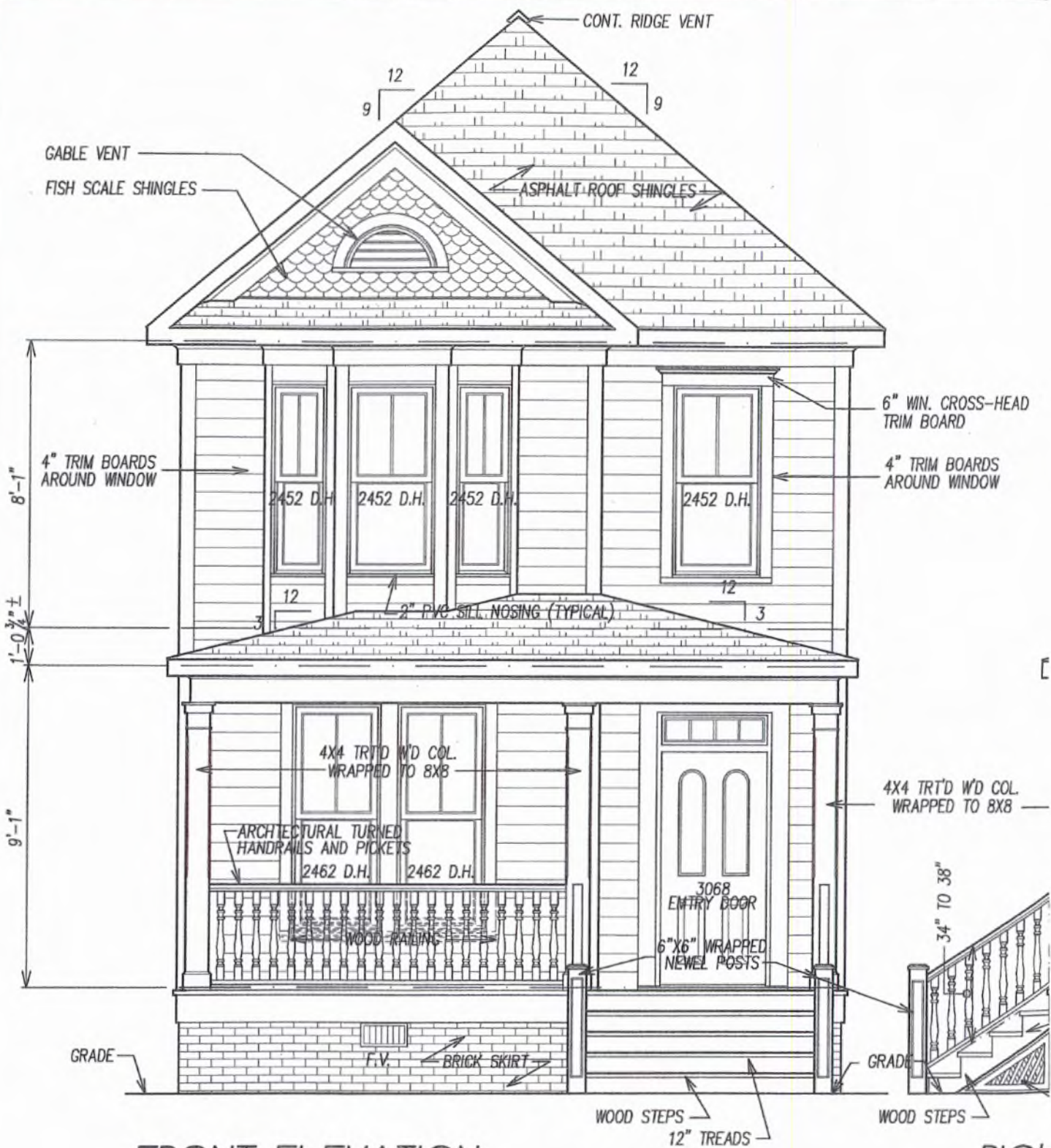
The proposed building plans and elevations for development of the site at 1307 West 27th Street and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 6.4.3.A of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit digital plans and elevations to the Department of City Planning to be stamped "approved". Approved plans will be presented to the Development Services Center for consistency with Building Code requirements and for issuance of the required building permits.

607 
George Homewood, FAICP, Director
City Planning

April 2, 2019
Date

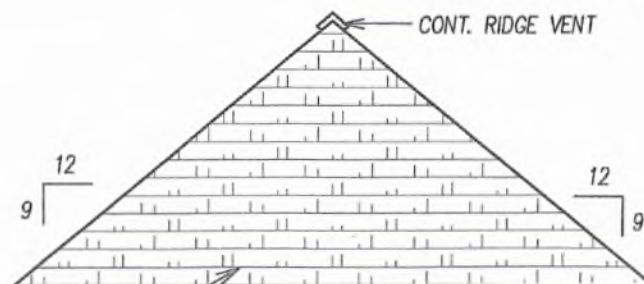
BC: City Manager's Office
City Planning Director
Program Manager
Building Official

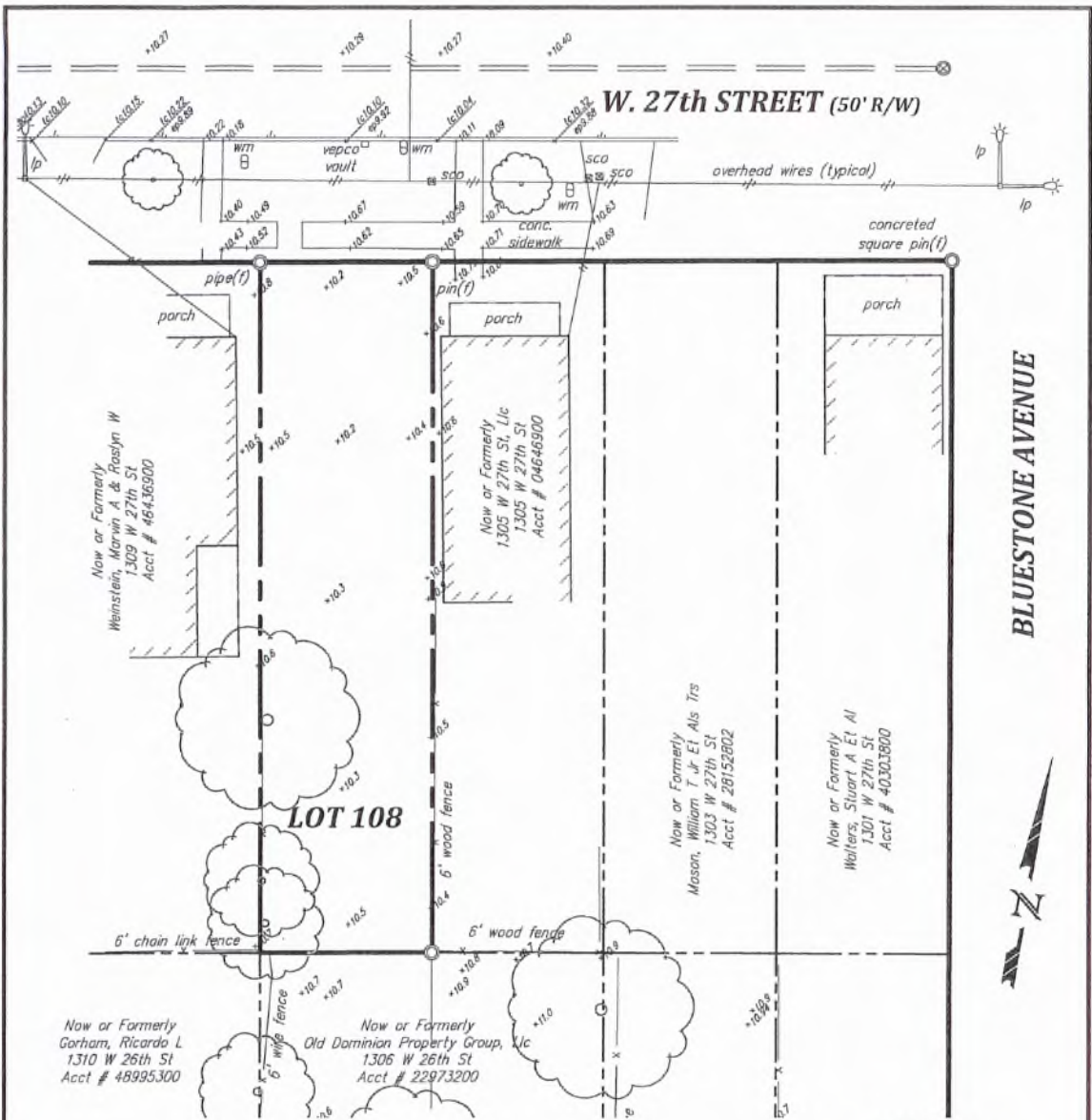


FRONT ELEVATION

RIGHT

SCALE : 1/8" = 1'-0"





BLUESTONE AVENUE



PARCEL SUMMARY

ADDRESS: 1307 W. 27th STREET
 ZONING: SF-T (PER GIS)
 OVERLAY DISTRICTS: N/A (PER GIS)
 CHARACTER DISTRICT: TRADITIONAL
 PLANNING DISTRICT: LAMBERTS POINT / ODU
 GPIN: 1428465449
 ACCT #: 22973300
 INSTR #: 170018857
 PARCEL AREA: 2,500 SF (0.057 AC)

GENERAL NOTES

EXISTING GRADES SHOWN HEREON ARE BASED ON NAVD88. CITY BENCHMARK CN030 (ELEV. 9.36) WAS UTILIZED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY IS NOT INTENDED TO SHOW ANY EASEMENTS OTHER THAN SHOWN ON THE PLAT OF RECORD.

THE PROPERTY **DOES NOT** FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA NFIP FIRM FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NUMBER 510104 0018H, DATED FEBRUARY 17, 2017.

SEE SHEET 2 FOR DEVELOPMENT SUMMARY AND NOTES

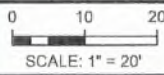
EXISTING CONDITIONS

**SINGLE FAMILY SITE PLAN
 LOT 108, BLOCK E
 LAMBERTS POINT**

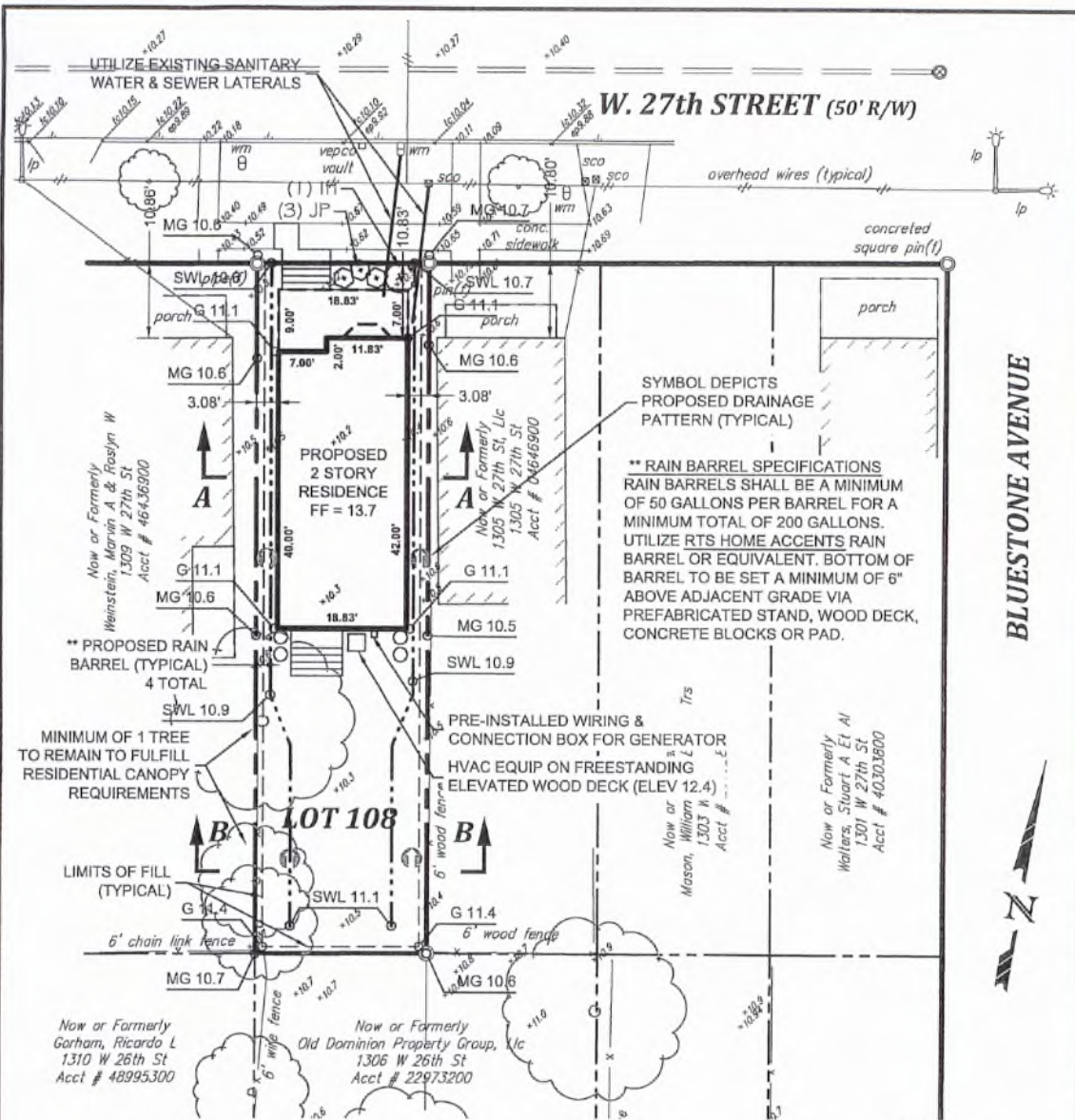
(M.B. 3, PG. 28-29)
 NORFOLK, VIRGINIA
 SHEET 1 OF 3

DATE: 3/25/2019
 PROJECT: NF19-2202

DEVELOPER / BUILDER
 OLD DOMINION PROPERTY
 GROUP LLC
 516 SAMPSON RD
 DAHLGREN, VA 22448-3027



905 KASTER ARCH
 VIRGINIA BEACH, VA 23455
 SCOTT@GEOSTATSURVEYS.COM
 (757) 717-6287



W. 27th STREET (50' R/W)

BLUESTONE AVENUE

SYMBOL DEPICTS PROPOSED DRAINAGE PATTERN (TYPICAL)

** RAIN BARREL SPECIFICATIONS
RAIN BARRELS SHALL BE A MINIMUM OF 50 GALLONS PER BARREL FOR A MINIMUM TOTAL OF 200 GALLONS. UTILIZE RTS HOME ACCENTS RAIN BARREL OR EQUIVALENT. BOTTOM OF BARREL TO BE SET A MINIMUM OF 6" ABOVE ADJACENT GRADE VIA PREFABRICATED STAND, WOOD DECK, CONCRETE BLOCKS OR PAD.

PLANT KEY

key	qty.	common name	botanical name	type	size
IH	1	INDIAN HAWTHORN	Raphiolepis indica	SHRUB	1.5' hgt.
JP	3	JAPANESE PITTOSPORUM	Pittosporum tobira	SHRUB	1' hgt.

DEVELOPMENT SUMMARY

PARCEL AREA:	2,500 SF	(0.057 AC)
EXISTING IMPERVIOUS:	0 SF	(0.0%)
EXISTING IMPERVIOUS TO REMAIN:	0 SF	
NEW IMPERVIOUS COVER:	1,022 SF	
TOTAL PROPOSED IMPERVIOUS:	1,022 SF	(40.9%)
DISTURBED AREA:	0.06 ACRES	

DEVELOPMENT NOTES

ROOF DRAINAGE SHALL BE INTERCEPTED AND DETAINED ON SITE WITHIN A SYSTEM PROVIDING NO LESS THAN 200 GALLONS OF TOTAL STORAGE CAPACITY (RAIN BARRELS, RAIN GARDENS, FRENCH DRAINS, SWALES, ETC.); THESE REQUIREMENTS SHALL BE MEMORIALIZED IN AN AGREEMENT IN LIEU OF A PLAN FOR STORMWATER.

THE HEIGHT OF THE FINISHED FLOOR ABOVE GRADE TO BE NO LESS THAN 16" PER ZONING REQUIREMENTS.

EXTERIOR LIGHTING MEASURED AT THE GROUND LEVEL AT THE PROPERTY LINE SHALL BE NO MORE THAN 0.5 FOOT CANDLES.

THE ELECTRICAL SYSTEM OF THE DWELLINGS SHALL BE DESIGNED WITH PRE-INSTALLED WIRING AND CONNECTIONS TO ALLOW USE OF A GENERATOR DURING ELECTRICITY OUTAGES AND/OR CONNECTION OF SOLAR, WIND OR OTHER LOCALLY GENERATED ELECTRICITY SOURCE.

SEE SHEET 3
FOR SECTION A-A
AND SECTION B-B

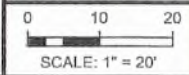


PROPOSED IMPROVEMENTS

SINGLE FAMILY SITE PLAN
LOT 108, BLOCK E
LAMBERTS POINT
(M.B. 3, PG. 28-29)
NORFOLK, VIRGINIA
SHEET 2 OF 3

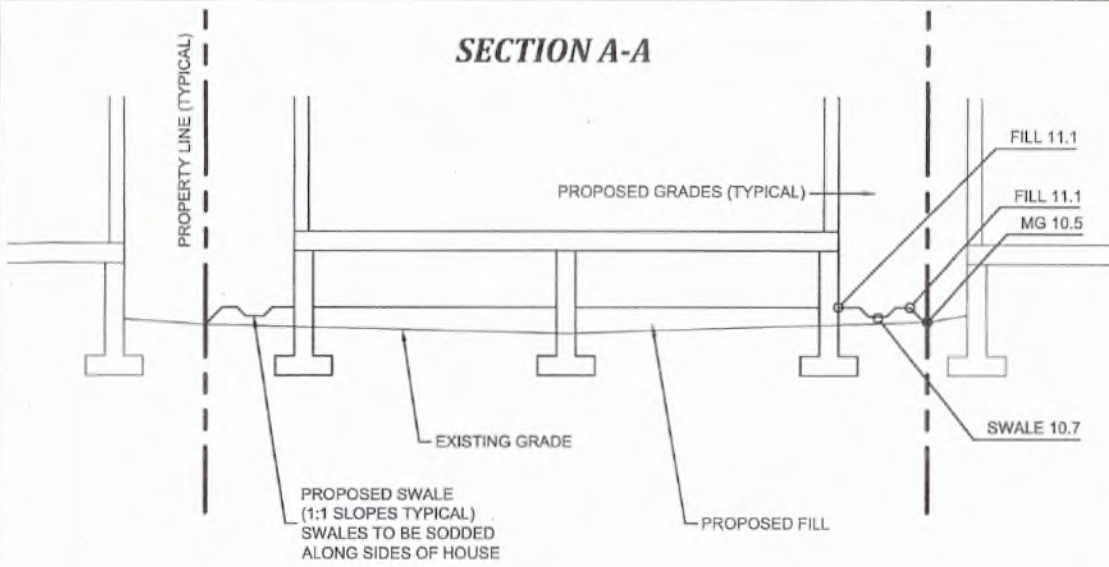
DATE: 3/25/2019
PROJECT: NF19-2202

DEVELOPER / BUILDER
OLD DOMINION PROPERTY
GROUP LLC
516 SAMPSON RD
DAHLGREN, VA 22448-3027

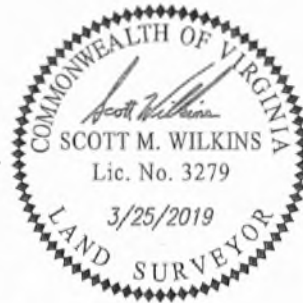
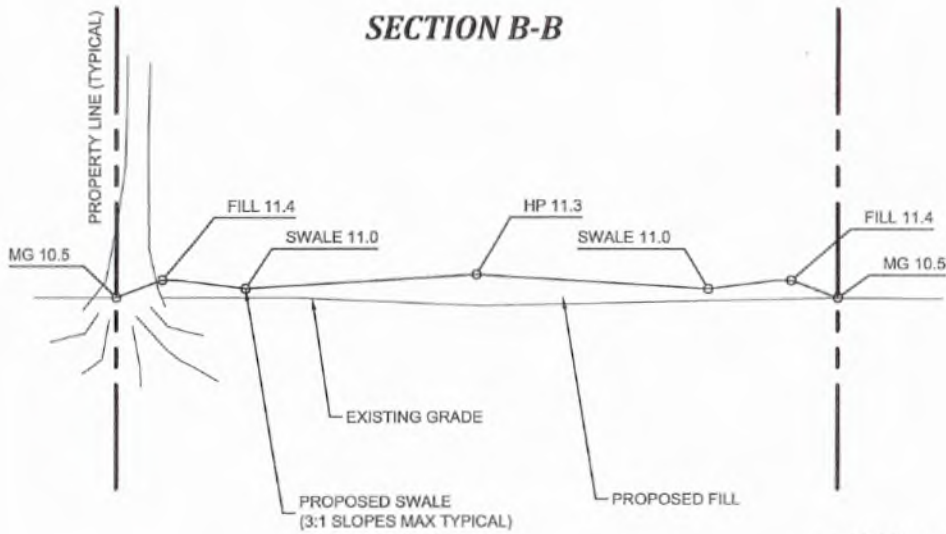


905 KASTER ARCH
VIRGINIA BEACH, VA 23455
SCOTT@GEOSTATSURVEYS.COM
(757) 717-5267

SECTION A-A



SECTION B-B



PROPOSED SECTIONS

SINGLE FAMILY SITE PLAN
LOT 108, BLOCK E
LAMBERTS POINT

(M.B. 3, PG. 28-29)
 NORFOLK, VIRGINIA
 SHEET 3 OF 3

DATE: 3/25/2019
 PROJECT: NF19-2202

DEVELOPER / BUILDER
 OLD DOMINION PROPERTY
 GROUP LLC
 516 SAMPSON RD
 DAHLGREN, VA 22448-3027

0 2.5 5

SCALE: 1" = 5'

GEOSTAT
 LAND SURVEYS

905 KASTER ARCH
 VIRGINIA BEACH, VA 23455
 SCOTT@GEOSTATSURVEYS.COM
 (757) 717-5267