THE CITY OF NORFOLK

To the Honorable Council
City of Norfolk, Virginia

February 8, 2022

From: George M. Homewood
Director of Planning

Subject: Conditional Use Permit -The Sea-Renity

Reviewed:

Patrick Roberts, Deputy City Manager

Ward/Superward: 5/6

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: C-5

I. **Recommendation:** By a vote of **7** to **0**, City Planning Commission recommends **approval** of this application

II. **Applicant:** Martina Patricio

III. **Description:**

- The applicant was granted a Conditional Use Permit in 2019 and has operated two apartment buildings as Short-Term Rentals since without a complaint or violation.
- This request would allow them to continue to operate the Short-Term Rentals.
- The property is located on the south side of E. Ocean View Avenue between Beach View Street and Sturgis Street, east of Chesapeake Boulevard.

IV. **Analysis:**

- The site is developed with an eight-unit apartment building.
- Under R-C zoning, apartment buildings with four or more dwelling units are required to obtain a Conditional Use Permit (CUP) before operating as Short-Term Rentals.
- The maximum number of overnight guests that would be allowed is 16, or two to a bedroom.

V. **Community Outreach/Notification:**

- The applicant met with the Cottage Line Civic League on November 4, 2021
- An email of support was received from the Cottage Line Civic League on December 2, 2021.

VI. Historic Resources Impact: N/A

VII. Public Schools Impacts: N/A

Proponents

Martina Patricio
1353 E Ocean View Ave, Apartment 4,
Norfolk, 23503

Opponents

None

Supporting Material:

- Ordinance Exhibit A (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- STR Map (PDF)
- Application (PDF)
- Property Owners _300ft (PDF)
- Email of support from civic league (PDF)

THE CITY OF NORFOLK
CITY PLANNING

City Planning Commission Public Hearing: January 27, 2022

Executive Secretary: George M. Homewood, FAICP, CFM

Staff Planner: Robert Brennan

Staff Report	Item No. 5

Address	**1353 and 1357 E. Ocean View Avenue**	
Applicant	**Martina Patricio**	
Request	**Conditional Use Permit**	Short-Term Rental (Vacation Rental)
Zoning	RC (Residential Coastal), DNL 60 (Noise Zone)	
Neighborhood	Cottage Line	
Surrounding Area	North	R-C: Hotel, Single-family homes
	East	R-C: Multi-family apartment and Single-family homes
	South	RC: Single-family homes
	West	RC: Multi-family apartment and vacant parcel
Staff Recommendation	**Approval**	

A. Executive Summary

- The property is located on the south side of E. Ocean View Avenue between Beach View Street and Sturgis Street, east of Chesapeake Boulevard.
- The applicant was granted a Conditional Use Permit in 2019 and has operated the two apartment buildings as Short-Term Rentals since without a complaint or violation.
- This request would allow them to continue to operate the Short-Term Rentals.
- Given that the subject property has operated legally as a Short-Term Rental for two years without complaint or violation, and that application complies with the requirements of the *Zoning Ordinance* and does not conflict with the objectives *plaNorfolk2030*, staff recommends **approval**.

B. Plan Consistency

- The proposed use does not conflict with *plaNorfolk2030* which describes the Coastal Character district as an eclectic mix of housing types interspersed with neighborhood-scale commercial uses.

- *Vision 2100* places this site within the flood prone "Yellow Area" which recommends supporting proposals that will reduce density or allow property owners to recoup economic value that could be lost due to rising waters. Short-Term Rentals do not increase neighborhood density and are one way to recoup value, so the request does not conflict with the objectives of *Vision 2100*.

C. Zoning Analysis

i. General

- The applicant was granted a CUP in 2019 to operate Short-Term Rentals at this address, with a two-year expiration.
- This request will allow the applicant to continue operating as a Short-Term Rental.
- No complaints or violations have been reported.
- The two sites are each developed with an eight-unit apartment building; combined the two buildings measure approximately 18,500 square feet.
- Under R-C zoning, apartment buildings with four or more dwelling units are required to obtain a Conditional Use Permit (CUP) before operating as Short-Term Rentals.
- The maximum number of overnight guests that would be allowed is 16, or two to a bedroom.

	Sea-Renity	Sea-Clusion	Total
Number of apartments	8	8	16
Number of bedrooms	8	8	16
Max overnight guests (max 2 per bedroom)	16	16	32

ii. Impact to Neighborhood

- Trash, noise, and parking are the most frequent complaints staff receives regarding STRs. To address these issues, the following are standard CUP conditions:
    - *Trash*: The property owner will be required to hire a private waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out. The conceptual site plan shows that the trash bins will be enclosed along the property's east side fence.
    - *Parking*: Sixteen parking spaces are required and after site improvements, sixteen will be provided.
    - *Noise*: Interior decibel meters will be installed in the common areas of each unit.
    - *Security*: Exterior security cameras shall be installed facing the parking areas.
    - *Management*: The property owner will be immediately available to address any issues occurring on the site. The operator must conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and

neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.

- All STRs carry an expiration of two years. Should this application be approved, the applicant would need to reapply to continue to operate as a STR.

iii. Neighborhood Development Pattern

- An analysis of 54 nearby properties was conducted to determine the predominant housing pattern for the neighborhood. Of the 54 properties, 37% are developed as single-family homes.
- The predominant housing type among the properties is multi-family, and a short-term rental aligns with this development pattern.

Single Family - Detached	20
Multi-Family	33
Vacant	0
Commercial	1

- The use of this property as a STR will not result in a change in the developed form (multi-family) for this property and will be in line with the predominant development pattern.
- There are approximately 26 legally operating STRs within a one-mile radius of 1353 and 1357 E Ocean View Avenue.
    - Five of these properties obtained Conditional Use Permits, and the remainder registered by-right.

iv. Performance Standards

Short-Term Rental Unit, Vacation Rental – The provision of a dwelling unit, or any portion thereof, for rent to a guest for a minimum of one night but fewer than 30 consecutive nights when in the Coastal Character District and all owners of the property have their primary residence elsewhere.

1. A Conditional Use Permit is required when the use:
    - Is not registered in accordance with Section 4.2.3.F(10)(e).
    - Is located in an R-C district and is in a single-family dwelling containing four or more bedrooms.
2. No rental activity may commence unless the operator has obtained a Zoning Certificate (see Zoning Ordinance Section 2.4.14) and a business license.
3. The use shall only be conducted in spaces constructed in compliance with the Virginia Uniform Statewide Building Code requirements for residential occupancy in place at the time of construction.
4. The maximum term of any zoning certificate issued for the use shall be two years unless a shorter period is established as part of the Conditional Use Permit process.

5. The maximum guest occupancy is two (2) persons to a bedroom; a total of no more than 16 guests staying in no more than 8 bedrooms at any one time.
6. The operator of the vacation rental remains liable for all taxes that may be owed.
7. Every STR unit (vacation rental) shall be made available to guests exclusively through one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
8. The operator shall conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.

v. Development Standards

- **Site Improvements**: The applicant will be required to make the following improvements to the site:
  - Removal of the two parking spaces closest to E. Ocean View Avenue to create pervious area for stormwater infiltration and planting a double row of dwarf yaupon holly (*Ilex vomitoria* 'Nana') parallel to the sidewalk, with a live oak (*Quercus virginiana*) installed in the center of each removed parking space.

- **Parking:**
  - Short-Term Rentals located in the Coastal Character District are required to provide one off-street parking space for each unit; 16 spots are required and 18 are provided.
  - There will still be sufficient parking if two of the parking spaces are removed to provide for stormwater infiltration and landscaping.
- **Tree Canopy:**
  - Trees from adjacent properties to the south have trees overhanging onto the applicant's properties that provide partial canopy coverage and count towards the required 20% tree canopy coverage of the *Zoning Ordinance*.
  - The two additional trees planted as part of the site improvements above will also provide tree canopy coverage.

vi. Flood Zone

The sites are located in an X (low to moderate risk) flood zone.

D. Mobility Analysis

- There is a Hampton Roads Transit bus route that runs along E. Ocean View Avenue.
- Sidewalks extend along both sides of E. Ocean View Avenue and connect to a larger network.

E. Historic Resources Impacts

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

F. Payment of Taxes

The owner of the property is current on all taxes.

G. Civic League

- The applicant met with the Cottage Line Civic League on November 4, 2021.
- An email of support was received from the Cottage Line Civic League on December 2, 2021.

H. Communication Outreach/Notification

- Letters were mailed to all property owners within 300 feet of the subject property on January 12, 2022.
- Legal notification was placed in The Virginian-Pilot on January 13 and January 20.

I. Recommendations

The subject property has operated legally as a Short-Term Rental for two years without complaint or violation and the proposed use complies with the standards required by the *Zoning Ordinance* and does not conflict with *plaNorfolk2030.* Staff recommends **approval** subject to the conditions listed below:

a) The operation of the principal use of Short-Term Rental Unit (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.

b) No use of the property as a Short-Term Rental Unit (Vacation Rental) shall be permitted until a business license has been issued for the property. No business license shall be issued until all the following information and documentation has been provided to the City for the subject property and the physical improvements have been made:

   1. The operator shall conspicuously post on the interior and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.
   2. Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
   3. Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
   4. Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than $300,000.

5. The applicant shall remove two sections of asphalt and concrete, measuring 6' wide by 30' long, from the two parking spaces closest to E. Ocean View Avenue to provide pervious area for stormwater infiltration. The applicant shall plant a double row of dwarf yaupon holly (*Ilex vomitoria* 'Nana') parallel to the sidewalk with a live oak (*Quercus virginiana*) installed in the center of each section of removed asphalt.
6. The applicant shall maintain four (4) exterior security cameras covering the front parking area, rear parking area, and the front of each building in working condition at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
7. The applicant shall use remote entry for all guests and shall change the access code between stays.
8. The property's trash bins shall be shielded from public view; they shall either be stored out of sight or enclosed with a solid fence at least four feet high.
9. Interior decibel meters shall be installed in each unit's main congregation rooms.
10. The property shall be monitored at all times a unit in the building is rented. The designated emergency contact person must be able to appear on site within 20 minutes to address reported violations or complaints.

c) The property owner shall ensure that the site is kept free of debris and trash at all times and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays. No trash shall remain in the waste containers on premises for more than 36 hours.

d) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.

e) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.

f) The operator shall obtain and maintain a current, active business license for the property or properties authorized by this Conditional Use Permit at all times while in operation.

g) No more than 8 bedrooms shall be made available for guests and no more than 16 sleeping guests are permitted to stay on the property at any one time.

h) The operator shall not allow boarders.

i) No fewer than 16 off-street parking spaces shall be provided.

j) The operator shall inform every guest, promptly upon booking a stay, that parking on any unimproved surface is not permitted.

k) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.

l) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. All landscaped areas shall be kept free of litter and debris at all times and the vegetative materials shall be tended in a healthy growing condition and replaced as necessary.

m) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

Supporting Material:

- Ordinance Exhibit A (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- STR Map (PDF)
- Application (PDF)
- Property Owners _300ft (PDF)
- Email of support from civic league (PDF)

Form and Correctness Approved: BAP

By: _____
Office of the City Attorney

Contents Approved:

By: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE SHORT-TERM RENTAL UNITS (VACATION RENTAL) ON PROPERTY LOCATED AT 1353 EAST OCEAN VIEW AVENUE.

- - -

Section 1:- That a conditional use permit is hereby granted authorizing the operation of Short-term Rental Units (Vacation Rental) in a multi-family dwelling unit located at 1353 East Ocean View Avenue.

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 50 feet, more or less, along the southern line of East Ocean View Avenue beginning 286 feet, more or less, from the western line of Sturgis Street and extending westwardly; premises numbered 1353 East Ocean View Avenue.

Section 3:- That the conditional use permit or 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 Short-Term Rental Units (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.

(b) The applicant shall provide all of the following information and documentation to the City for the

subject property and the following improvements shall be fully implemented on the site:

(1) The name and phone number of a person able to be on site within 20 minutes to be contacted at any time to address emergencies or complaints about activity at the property.

(2) Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.

(3) Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.

(4) Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than $300,000.

(5) Interior decibel meters shall be installed in each unit's main congregation rooms.

(6) An area of asphalt and concrete, measuring six (6) feet wide by 30 feet long and parallel to the sidewalk, shall be removed from the parking spaces closest to East Ocean View Avenue to provide pervious area for stormwater infiltration. A double-row of dwarf yaupon holly (*Ilex vomitoria* "Nana") and one live oak (*Quercus virginiana*), located in the center of this area, shall be installed in it.

(c) The property owner shall provide an opaque enclosure at least four (4) feet in height alongside the building to conceal all trash receptacles from the public right-of-way.

(d) The applicant shall maintain two (2) exterior security cameras covering the front parking area, rear parking area, and the front of each building in working condition at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.

(e) The applicant shall use remote entry for all guests and shall change the access code between stays.

(f) No fewer than eight (8) off-street parking spaces shall be provided.

(g) The property owner shall ensure that the site is kept free of debris and trash at all times and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays. No trash shall remain in the waste containers on premises for more than 36 hours.

(h) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.

(i) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.

(j) Each unit must be rented by only one party at a time. No more than eight (8) bedrooms shall be made available for guests and no more than 16 sleeping guests are permitted to stay on the property at any one time.

(k) The operator shall not allow boarders.

(l) The operator shall inform every guest, promptly upon booking a stay, that parking on any unimproved surface is not permitted.

(m) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.

(n) The operator shall obtain and maintain a current, active business licenses for the property or properties authorized by this Conditional Use Permit at all times while in operation.

(o) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. All landscaped areas shall be kept free of litter and debris at all times and the vegetative materials shall be tended in a healthy growing condition and replaced as necessary.

(p) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

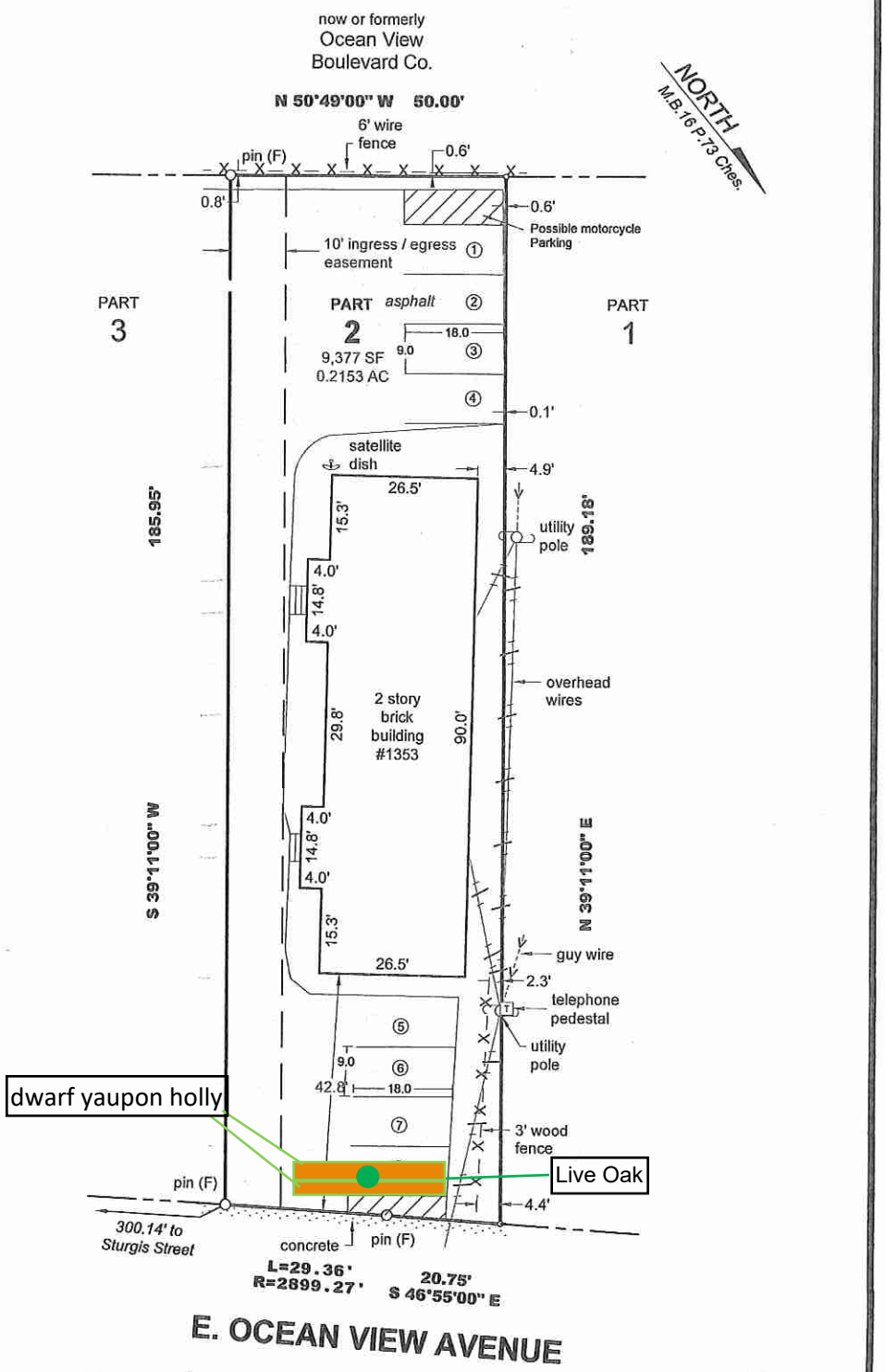
Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

Exhibit A

1. The land boundary survey shown hereon is based on a current field survey performed on February 14, 2019 and in combination with the plat(s) and/or deed(s) referenced herein. This survey was performed without the benefit of a current title report. The easements appearing on this survey, if any, were depicted and/or noted in the referenced plat(s) and/or deed(s) unless otherwise noted.
2. This property appears to fall in flood zone(s) X as shown on the National Flood Insurance Program map for the city of Norfolk, map number 5101040028H, effective 02/17/17.



DKT Associates
LAND SURVEYORS
1100 Granby Street
Suite 100
Norfolk, VA 23510
DKTAssociates.com Tel (757) 588-5888

COMMONWEALTH OF VIRGINIA
DENNIS TAFLAMBAS
Lic. No. 002189
2/21/19
LAND SURVEYOR

Parking Exhibit

Part of Lot 2, Plat No.2 of Property of Thomas G. Guy (M.B.16 P.73 Chesapeake)

Norfolk, Virginia February 21, 2019

For: **Martina Patricio**

Job:	18460	Scale:	1" = 25'
FB:	257	Size:	Legal
Drawn:	JSO	Revised:	-
Check:	DT	Sheet:	1 of 1

Attachment: Ordinance Exhibit A (Conditional Use Permit -The Sea-Renity)

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;

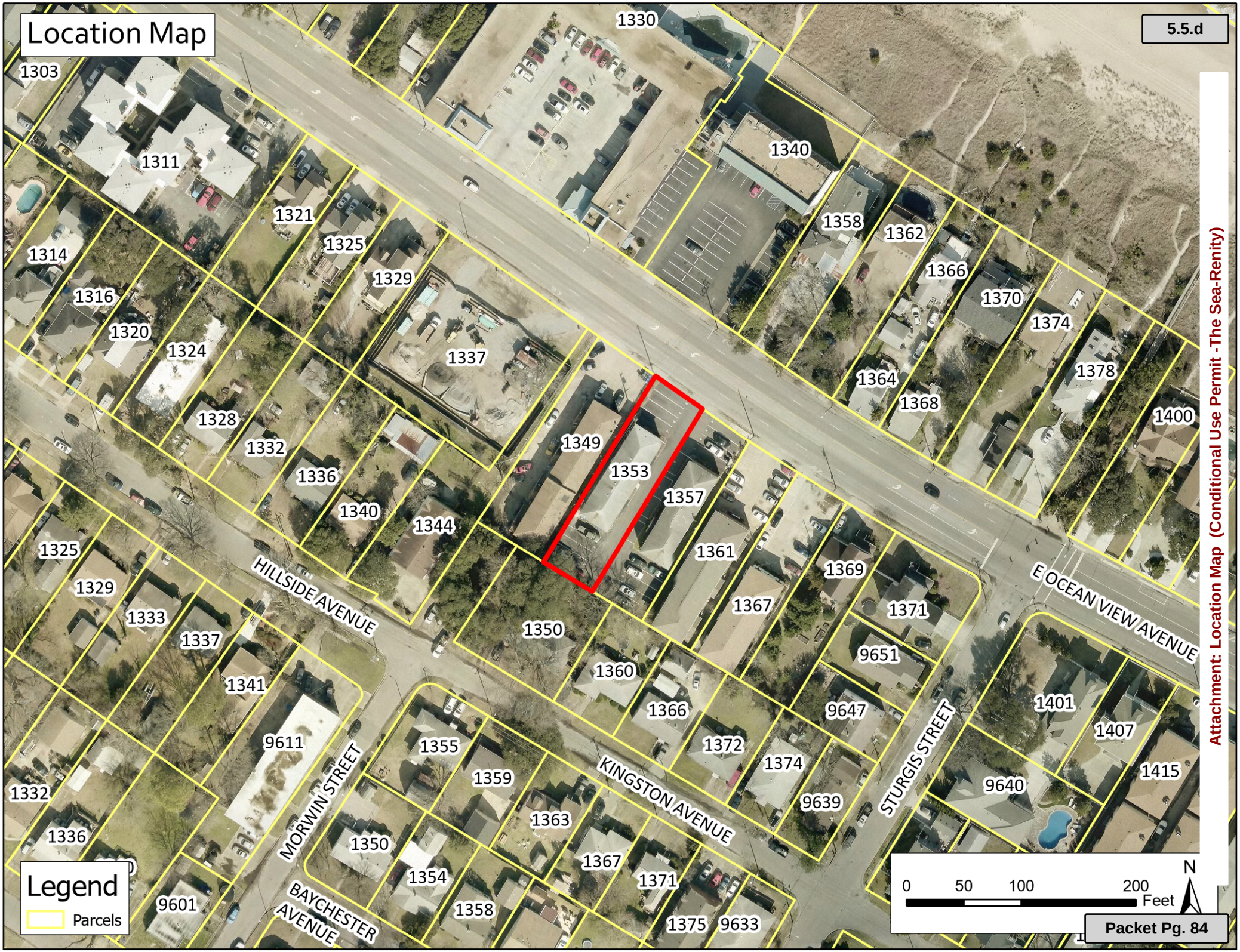
15) Complies with all other relevant city, state and federal laws and standards; and

16) Is required by the public necessity, convenience, general welfare, or good zoning practice.

Overview Map

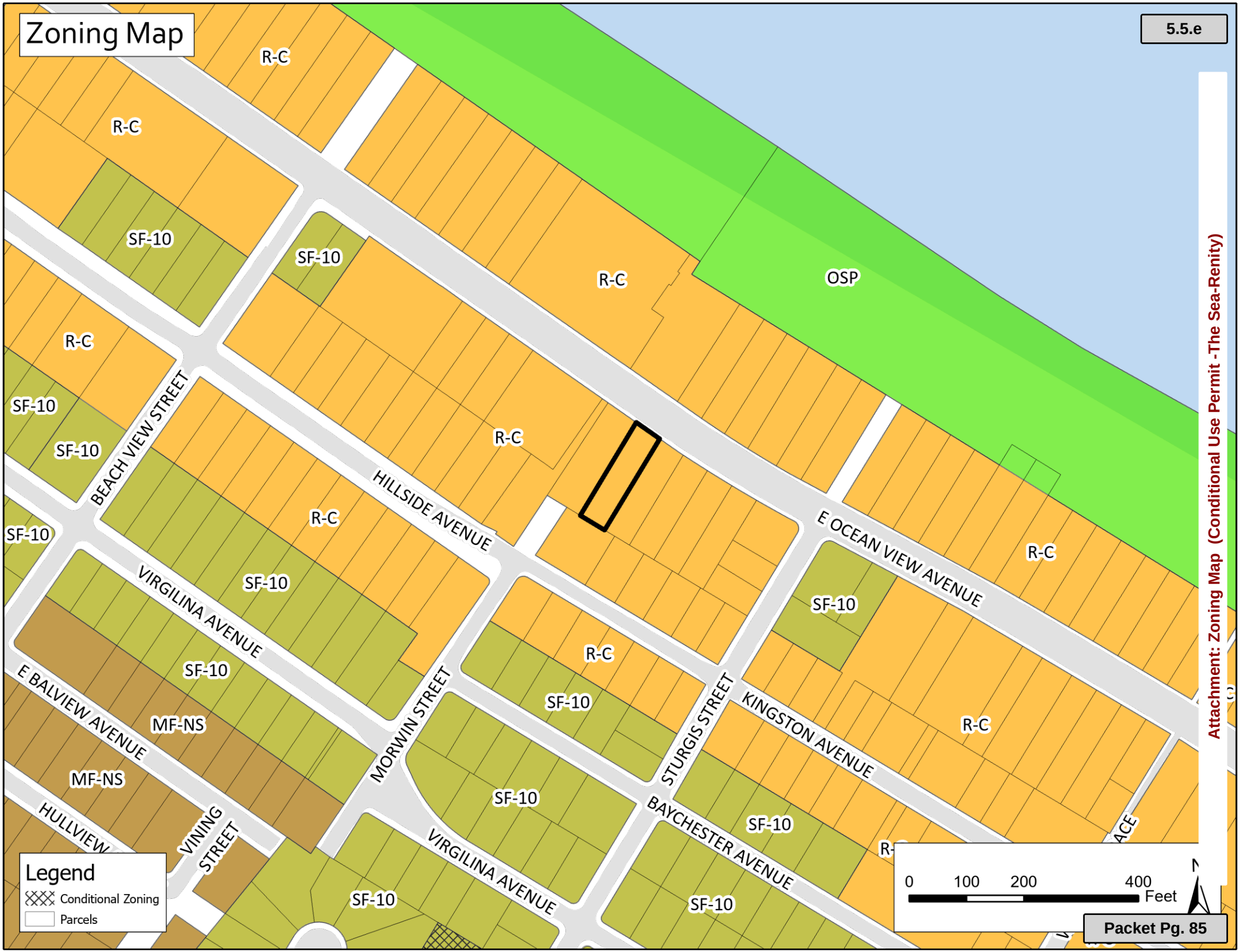
Attachment: Overview Map (Conditional Use Permit -The Sea-Renity)

Location Map



Attachment: Location Map (Conditional Use Permit -The Sea-Renity)

Zoning Map


R-C
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OSP
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SF-10
BEACH VIEW STREET
R-C
HILLSIDE AVENUE
E OCEAN VIEW AVENUE
R-C
SF-10
R-C
SF-10
VIRGILINA AVENUE
SF-10
R-C
SF-10
E BALVIEW AVENUE
MF-NS
MORWIN STREET
STURGIS STREET
KINGSTON AVENUE
R-C
MF-NS
SF-10
HULLVIEW
VINING STREET
BAYCHESTER AVENUE
SF-10
VIRGILINA AVENUE
SF-10
SF-10
Legend
Conditional Zoning
Parcels
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100
200
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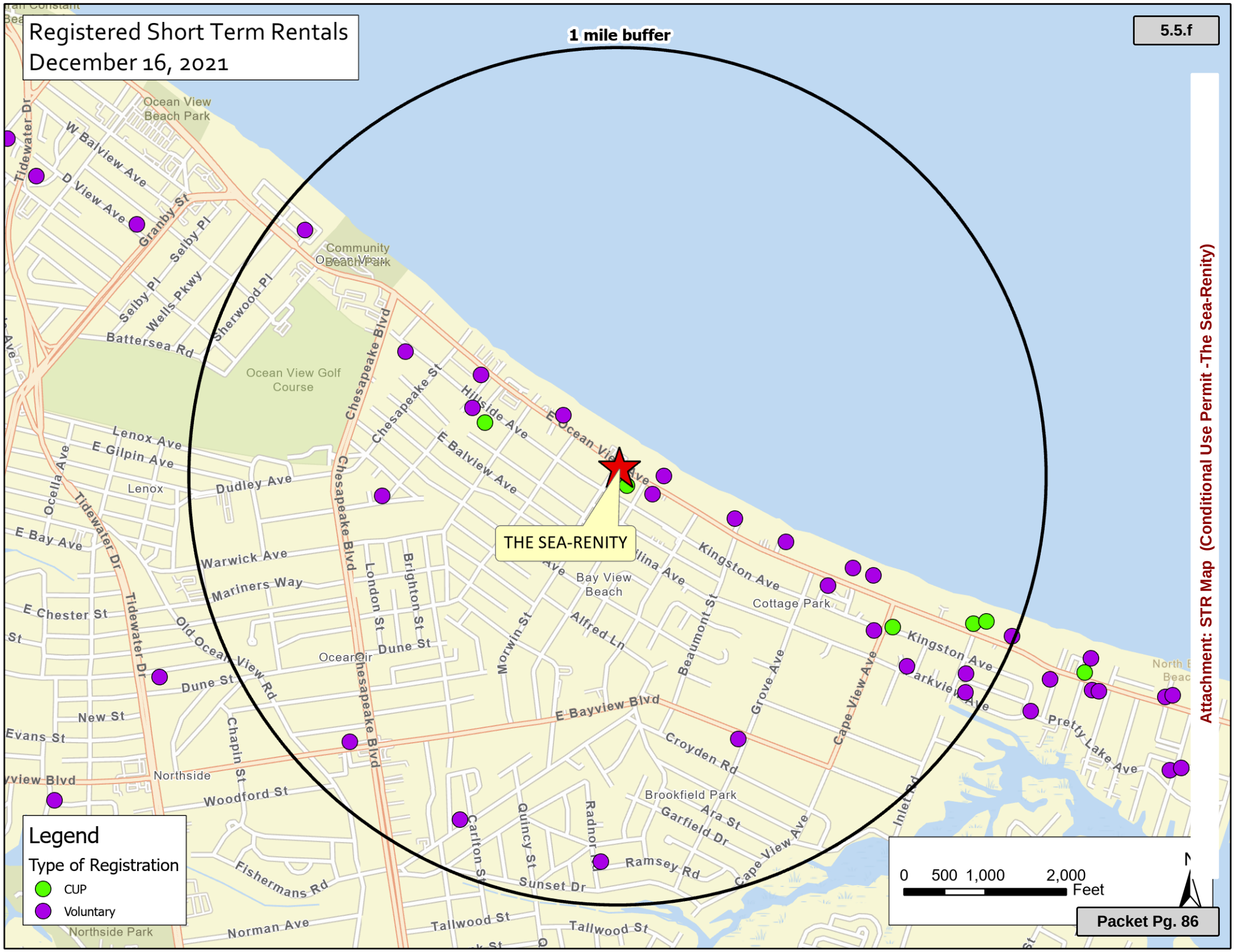
N

Registered Short Term Rentals
December 16, 2021



Legend
Type of Registration
- CUP
- Voluntary

Attachment: STR Map (Conditional Use Permit -The Sea-Renity)

APPLICATION
CONDITIONAL USE PERMIT
Short Term Rental
(Please print)

Date 11/16/21

DESCRIPTION OF PROPERTY

Address: 1353 E Ocean View AVE

Single Family Home or Multi-Family Building: Multi-Family Building

Proposed Use: Short Term Rentals

Number of Dwelling Units: 8 Total Number of Bedrooms/Bedrooms per Unit: 1

Zoning: _____

Trade Name of Business (if applicable): SEA-Renity

APPLICANT*

1. Name of applicant: (Last) PATRICIA (First) Martina (MI) ____

Mailing address of applicant (Street/P.O. Box): 1353 E Ocean View AVE #4

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

Daytime telephone number of applicant: ☑ (757) 831-8245

E-mail address: MRTNPF17@AOL.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)

Attachment: Application (Conditional Use Permit -The Sea-Renity)

Application
Conditional Use Permit
Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) PATRICIO (First) Martina (MI) ____

Mailing address of property owner (Street/P.O. box): 1353 E Ocean View Ave #4

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

Daytime telephone number of owner: [X] 757-831-8245

E-mail address: mrtnpf17@aol.com

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

CIVIC LEAGUE - BUSINESS ASSOCIATION - HOA INFORMATION

Civic League contact: Rick Anderson
Date meeting attended/held: NOV. 4th

Local Business Association (if applicable) contact: N/A
Date meeting attended/held: ____

Home/Property/Condominium Owners Association (if applicable) contact: N/A
Date meeting attended/held: ____

Ward/Super Ward information: 5/6

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: Martina Patricio **Sign:** Martina Patricio 11/16/21
(Property Owner) (Date)

Print name: Martina Patricio **Sign:** Martina Patricio 11/16/21
(Applicant) (Date)

(If Applicable)

Print name: ____ **Sign:** ____
(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)

Attachment: Application (Conditional Use Permit -The Sea-Renity)

Description of Operations
Conditional Use Permit

Date: 11/16/21

Trade name of business: SEA-Renity

Address of business: 1353 E Ocean View Ave

Name(s) of business owner(s)*: Martina Patricio

Name(s) of property owner(s)*: Martina Patricio, 1353 E Ocean View AVE LLC

Daytime telephone number (757) 831-8245

*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.

Standard Conditions for Short Term Rentals:

1. The property being rented for use as a Short-Term Rental is not be the owner's primary residence.
2. No rental activity may commence until the operator has received a Zoning Permit and a Business License.
3. This permit is valid for two (2) years.
4. The maximum occupancy of all guests is two (2) for each bedroom being provided.
5. Must provide off-street, paved parking spaces for guests. Parking on unimproved surfaces or City property is prohibited.
6. You are responsible for reporting and paying local transient occupancy and room taxes via your Business License. Business Licenses are renewed annually through the Commissioner of the Revenue.
7. If you are found to be non-compliant with one or more of the items necessary for registration, the following penalties apply:
    a. First Instance: The City will issue a written notice warning of the violation, requiring corrective action within 14 days. If uncorrected at the end of this period, the violation will constitute a second instance of noncompliance.
    b. For the second instance during any two-year period, your property will be suspended from the City STR Registry for four (4) months, during which time your property shall be considered unregistered.

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

Attachment: Application (Conditional Use Permit -The Sea-Renity)

c. For the third instance during any two-year period, the property shall be removed from the City STR Registry and shall be ineligible to be re-registered or otherwise authorized for use as a short-term rental unit for one (1) year.

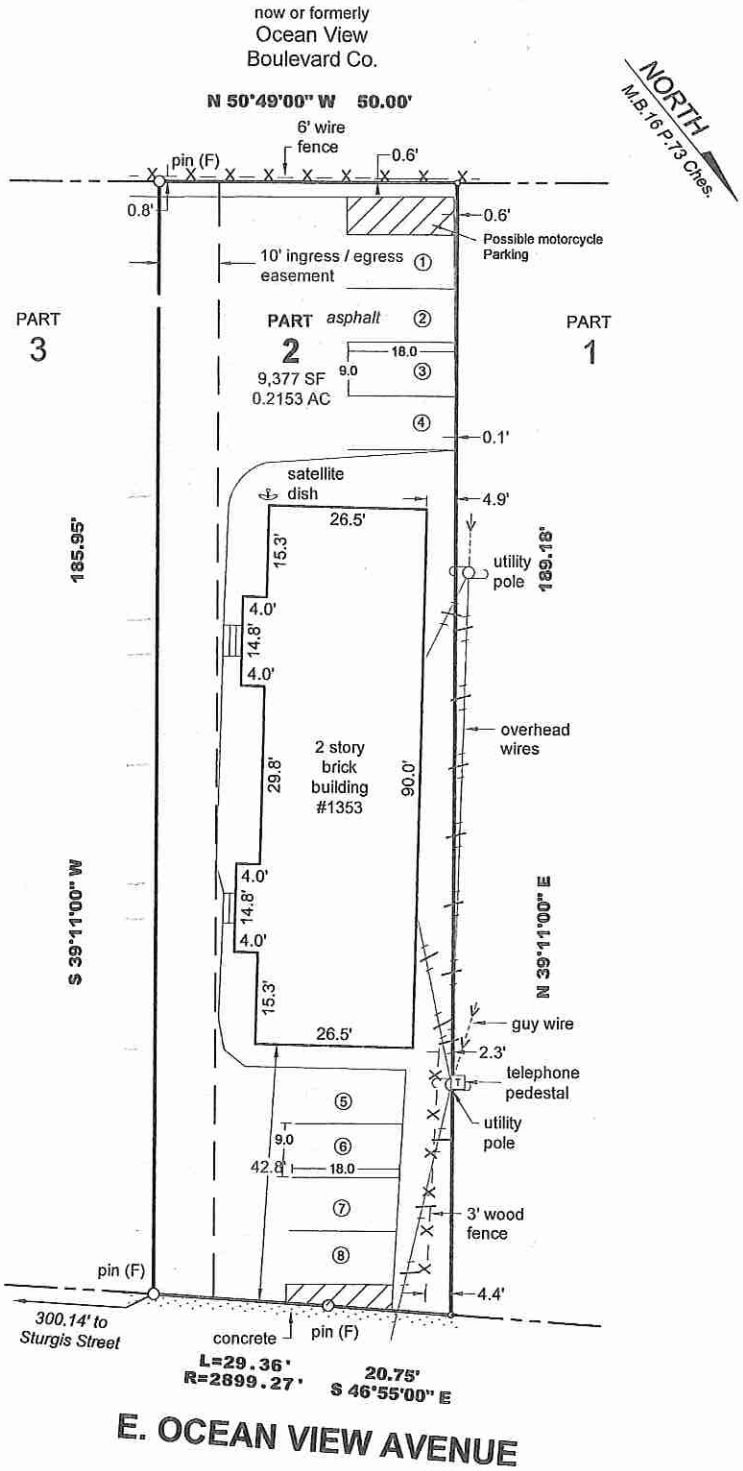
8. Nothing in this permit shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (Va. Code § 55-79.39 et seq.), the declaration of a common interest community as defined in Va. Code § 55-528, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (Va. Code § 55-424 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (Va. Code § 55-508 et seq.).
9. The short-term rental unit shall be made available to guests exclusively through the use of one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
10. The operator shall conspicuously post on the interior of each rental unit and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.

Martina Patricia

Signature of Applicant

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

1. The land boundary survey shown hereon is based on a current field survey performed on February 14, 2019 and in combination with the plat(s) and/or deed(s) referenced herein. This survey was performed without the benefit of a current title report. The easements appearing on this survey, if any, were depicted and/or noted in the referenced plat(s) and/or deed(s) unless otherwise noted.
2. This property appears to fall in flood zone(s) X as shown on the National Flood Insurance Program map for the city of Norfolk, map number 5101040028H, effective 02/17/17.



DKT Associates
LAND SURVEYORS
1100 Granby Street
Suite 100
Norfolk, VA 23510
DKTAssociates.com Tel (757) 588-5888

COMMONWEALTH OF VIRGINIA
DENNIS TAFLAMBAS
Lic. No. 002189
2/21/19
LAND SURVEYOR

Parking Exhibit

Part of Lot 2, Plat No.2 of Property of Thomas G. Guy (M.B.16 P.73 Chesapeake)

Norfolk, Virginia February 21, 2019

For: **Martina Patricio**

Job:	18460	Scale:	1" = 25'
FB:	257	Size:	Legal
Drawn:	JSO	Revised:	-
Check:	DT	Sheet:	1 of 1

Attachment: Application (Conditional Use Permit -The Sea-Renity)

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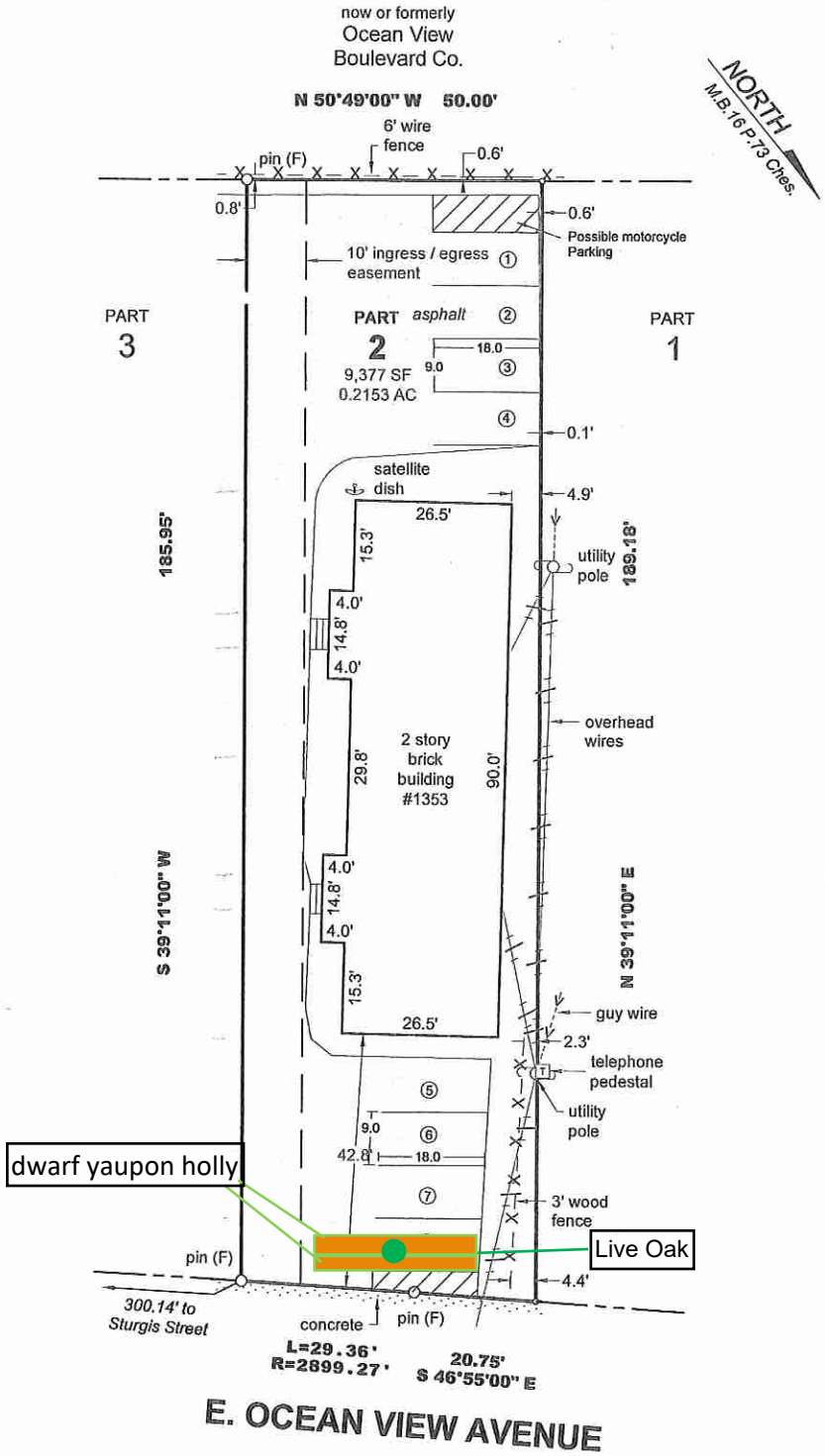

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Check:	DT	Sheet:	1 of 1

Attachment: Application (Conditional Use Permit -The Sea-Renity)

1353 E Ocean View Avenue, Llc
1353 E Ocean View Ave Apt 4
Norfolk VA 23503-2221

Faracca, Janice J
1329 E Ocean View Ave
Norfolk VA 23503-2207

Global Hospitality, Llc
Po Box 1022
Virginia Beach VA 23451-0022

Global Hospitality Llc
3948 Meeting House Rd
Virginia Beach VA 23455

1357 E Ocean View Avenue, Llc
1357 E Ocean View Ave
Norfolk VA 23503-2208

Hasas, Pedro D
5600 Huntington Pl
Norfolk VA 23509

Hasas, Pedro D
160 Kingsley Ln Ste 205
Norfolk VA 23505-4600

Bare, Margaret R Et Al Life &
1341 Hillside Ave
Norfolk VA 23503

Grampp, Susan A
1366 E Ocean View Ave
Norfolk VA 23503-2208

Badanes, Lori Jeanine
966 Armfield Cir
Norfolk VA 23505-3224

Sebastiano, Andrew R
1371 E Ocean View Ave
Norfolk VA 23503-2207

Global Hospitality, Llc
Po Box 1022
Virginia Beach VA 23451-0022

Richards, Jill Allison
2669 Alameda Dr
Norfolk VA 23513

East View Development Group Llc
1349 East Ocean View
Norfolk VA 23503-2268

Grifka, Todd N
1363 Kingston Ave
Norfolk VA 23503-2203

Lafon, Clarence W & Annie R
1354 Baychester Ave
Norfolk VA 23503-2202

Five Bridges Management Llc
2344 Osprey Villa Ct
Virginia Beach VA 23451

Harris Family Revocable Living Trust
716 Delaware Ave
Virginia Beach VA 23451-4628

Cox, Suzanne H
1358 E Ocean View Ave
Norfolk VA 23503-2208

1367 East Ocean View Ave, Llc
610 Towhee Ln
Chesapeake VA 23323-2327

Jabez Enterprises Llc
3810 Redmon Ct
Norfolk VA 23518-2306

Hughson, Stanley Lee Jr Living Trust
1340 Hillside Ave
Norfolk VA 23503-2102

Hughson, Stanley Lee Jr Living Trust
1340 Hillside Ave
Norfolk VA 23503-2102

Gao, Jieping Et Al
9647 Sturgis St
Norfolk VA 23503-2262

Stewart, John R
1362 E Ocean View Ave Unit A
Norfolk VA 23503-2208

Thompson, Wakaki & Valoria Cheek
1362 E Ocean View Av Unit B
Norfolk VA 23503-2208

Jones, Irving Earl Iii Et Al
1339 Bayville St
Norfolk VA 23503-1003

Van Lurette, Lyn Trust Llc
420 Acorn Grove Ln
Chesapeake VA 23320-3994

Self, Annette R Et Als
1350 Baychester Ave
Norfolk VA 23503-2202

Robarge, Robert & Patricia
3428 Ramsgate Ter
Alexandria VA 22309-2142

Schaeffer, James Edward Iii & Tammy R
1111 Champions Pointe Dr
Durham NC 27712

Machanic, Robert K
1371 Kingston Ave
Norfolk VA 23503-2203

Sutton, Roy C Iii
3121 Bishopsgate Ct
Virginia Beach VA 23452-6184

Philippon, Daniel L & Shawna L
1332 Hillside Ave
Norfolk VA 23503-2102

Fadri, Ricardo & Corazon
1367 Kingston Ave
Norfolk VA 23503-2203

Brennan, Thomas J
1355 Kingston Ave
Norfolk VA 23503-2203

Loen, Knut W & Sandra T
Po Box 1210
Virginia Beach VA 23451-0210

Brennan, Robert

From: Pollock, Susan
Sent: Thursday, January 6, 2022 3:59 PM
To: Brennan, Robert
Subject: FW: Tonight's Meeting 12 02 2021

From: randerson2204 <randerson2204@cox.net>
Sent: Thursday, December 2, 2021 9:04 PM
To: Kirch-Kelling, Joy M <Joy.Kirch-Kelling@norfolk.gov>
Cc: Pollock, Susan <susan.pollock@norfolk.gov>
Subject: RE: Tonight's Meeting 12 02 2021

*** This is an EXTERNAL email. Please exercise caution. ***

Susan, Joy,

Just to let you know that John Britton (1442 EOV) has the support of the Cottage Line Civic League for his zoning variance.

Also,

Martina Patricio has the support of the Cottage Line Civic League for her CUP renewal for her STR.

Thanks
Rick

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Kirch-Kelling, Joy M" <Joy.Kirch-Kelling@norfolk.gov>
Date: 11/4/21 10:14 AM (GMT-05:00)
To: RICHARD ANDERSON <randerson2204@cox.net>
Subject: RE: Tonight's Meeting

Mr. Anderson,

Sure, please see attached.

Joy Kelling

Attachment: Email of support from civic league (Conditional Use Permit -The Sea-Renity)

Planner I

Planning Department

810 Union Street | Suite 508

Norfolk, VA 23510

(757) 664-4756

Connect with us:

www.norfolk.gov

From: RICHARD ANDERSON <randerson2204@cox.net>
Sent: Thursday, November 4, 2021 9:33 AM
To: Kirch-Kelling, Joy M <Joy.Kirch-Kelling@norfolk.gov>
Subject: Tonight's Meeting

*** This is an EXTERNAL email. Please exercise caution. ***

Hi Joy,

I have what appears to be a draft copy of your presentation about the Inn classification for tonight. Can you send me your final presentation and I will pre-load it onto my computer so that I can call it up quickly?

Thanks

Rick