



**APPLICATION
CONDITIONAL USE PERMIT
(Please print)**

Date February 28, 2022

DESCRIPTION OF PROPERTY

Address: 323 Fairfax Avenue

Existing Use of Property: Bed & Breakfast

Proposed Use: Inn

Current Building Square Footage: _____ Proposed Building Square Footage: _____

Trade Name of Business (if applicable): Page House Inn

APPLICANT*

1. Name of applicant: (Last) Goode (First) Christina (MI) L.

Mailing address of applicant (Street/P.O. Box): 1536 Cloncurry Road

(City): Norfolk (State): VA (Zip Code): 23505

Daytime telephone number of applicant: ⁹¹⁷
(757) 678-3648

E-mail address: christina_goode@yahoo.com

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) Murphy (First) Lisa (MI) M.

Mailing address of applicant (Street/P.O. Box): c/o Willcox & Savage, P.C., 440 Monticello Ave., Ste. 2200

(City): Norfolk (State): VA (Zip Code): 23510

Daytime telephone number of applicant: (757) 628-5540 Fax (757) 333-3540

E-mail address: lmurphy@wilsav.com

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

Application
Conditional Use Permit
Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) Cobb (First) Donya (MI) M.

Mailing address of property owner (Street/P.O. box): 323 Fairfax Avenue

(City): Norfolk (State): VA (Zip Code): 23507

Daytime telephone number of owner: (757) 625-5033

E-mail address: innkeeper@pagehouseinn.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: Ghent Neighborhood League - Nathaniel McCormick/Jeremy McGee

Date meeting attended/held: February 16, 2022

Local Business Association (if applicable) contact: _____

Date meeting attended/held: _____

Home/Property/Condominium Owners Association (if applicable) contact: _____

Date meeting attended/held: _____

Ward/Super Ward information: Ward 2 / Superward 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: Page House, Inc. (d/b/a Page House Inn) Sign: [Signature] 2/28/2022
(Property Owner) (Date)

Print name: Page House Inn Holding Company, LLC Sign: [Signature] 2/28/2022
(Applicant) (Date)

(If Applicable)

Print name: Lisa M. Murphy Sign: [Signature] 3/2/22
(Authorized Agent Signature) (Date)

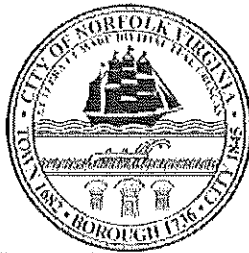
323 Fairfax Avenue
Conditional Use Permit
Inn
Supplemental Owner/Applicant Information

Property Owner:

Page House, Inc. (t/a Page House Inn); Donya M. Cobb & Karla K. Slattery

Applicant:

Page House Holding Company, LLC; Page House Inn Holding Manager, LLC;
Christina L. Goode, Manager



Description of Operations
Conditional Use Permit

Date: March 14, 2022

Trade name of business: Page House Inn

Address of business: 323 Fairfax Avenue

Name(s) of business owner(s)*: See attached.

Name(s) of property owner(s)*: See attached.

Daytime telephone number (917) 678-3648

*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.

Proposed Hours of Operation:

Weekday From: 10:00 am To: 9:00 pm

Friday From: 10:00 am To: 9:00 pm

Saturday From: 10:00 am To: 10:00 am

Sunday From: 10:00 am To: 10:00 am

Signature of Applicant

Page House Holding Company, LLC
Conditional Use Permit Application – Inn
323 Fairfax Avenue

The Applicant, Page House Holding Company, LLC (“Page House”) is seeking a conditional use permit to operate an “Inn” at 323 Fairfax Avenue. The Property is zoned HC-G1.

The Property is currently operated as a Bed & Breakfast known as the “Page House Inn”. The Applicant is seeking a conditional use permit for an “Inn” at this location so that it can operate a Bed & Breakfast that offers small educational seminars, workshops, and retreats to overnight guests and the public.

The Applicant will have an on-site manager living in a bedroom in the basement of the 2 ½ story historic brick residence built at the turn of the century. The Applicant is proposing no changes to the exterior of the Property and simply seeks to add amenities for both guests and the public. The maximum number of guest rooms will be six (6). Each has its own bathroom. Small educational seminars, workshops and retreats will be held inside the Inn. There will be no more twenty (20) guests, including overnight guests and meeting attendees, allowed on-site at any one time. Educational meetings, seminars, and retreats will be held between the hours of 10:00 am and 9:00 pm Monday through Friday and from 10:00 am to 10:00 pm on Saturday and Sunday. There will be no outside entertainment, live music or gatherings and the Applicant will not rent space in the facility for parties or gatherings.

There are a total of nine (9) parking spaces on-site. The total number of on-site parking spaces required for the bedrooms and on-site manager is seven (7). For the 775 square feet of meeting space on the first floor (Parlor #1 – 250 square feet, Parlor #2 – 250 square feet & Dining Room – 275 square feet), two (2) additional parking spaces will be provided for a total of nine (9) on-site parking spaces. The Applicant has also secured an agreement from EVMS to use EVMS lots nearby for overflow parking. It is important to note that the current owner has opened the Page House Inn to larger groups in the past in a manner that has not led to any neighborhood complaints.

Last July, the Applicant reached out to the Ghent Neighborhood League (“GNL”) and subsequently met with a sub-committee of the GNL Board and residents of the 300 block of Fairfax Avenue. At that time the Applicant was pursuing a possible text amendment to allow a “Health & Fitness” use at the Property with a conditional use permit. Although this use was more intense than what the Applicant had in mind, that use was the closest use authorized in the Zoning Ordinance. At those meetings, questions arose regarding parking and business operations. The “Health and Fitness” use itself conjured up images of a gym or yoga studio, which many thought would be too commercial for the area.

Late in the summer and early fall of last year, Planning staff decided that there was enough interest in an enhanced “Bed & Breakfast” use, something between a “Bed & Breakfast” and a “Hotel”, that they requested authorization from the Planning Commission to start working on the “Inn” use and related performance standards. This Application is made possible as the result of the “Inn” text amendment.

On February 16th, the Applicant made a presentation to the GNL sharing their plans and proposed operations for the Inn. The Applicant has committed to continue to work with GNL leadership to make sure that any potential impacts from the proposed use are mitigated.

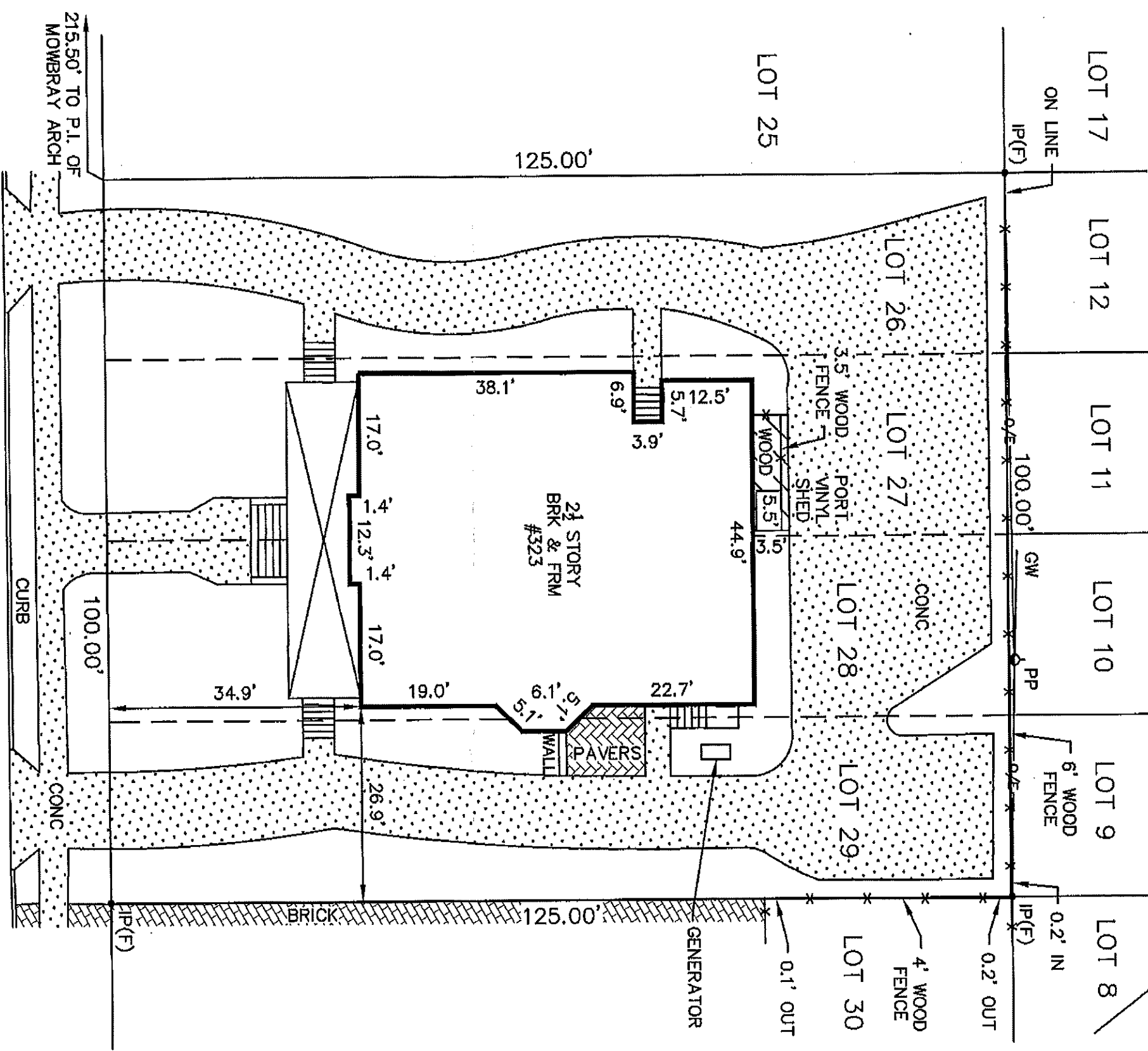
The “Inn” designation will create a greater scope of economic vitality for this historic building by providing flexibility for its use as a Bed & Breakfast in a manner that allows the Applicant to offer additional amenities to guests and the public. The proposed use is consistent with the goals and objectives of plaNorfolk 2030, which encourages development that enhances and preserves the City’s historic neighborhoods and architecture. Through the conditional use permit process, the potential impacts of this use, which is smaller in scale than a hotel, but slightly more intense than a “Bed & Breakfast”, can be mitigated.

THIS IS TO CERTIFY THAT I, ON FEB. 8, 2022, SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS EXCEPT AS SHOWN.

SIGNED: *[Signature]*

NOTES:

- 1) THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "AE" (8.0) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 510104-0056H REVISED FEB. 17, 2017.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ANY/ALL EASEMENTS AFFECTING THE PROPERTY.
- 3) THIS DRAWING IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



FAIRFAX AVENUE (60' R/W)
 PHYSICAL SURVEY
 OF
 LOTS 26, 27, 28 & 29, BLOCK 2
 AMENDED PLAN OF THE
 RIBBLE PLACE
 NORFOLK, VIRGINIA
 FOR

PAGE HOUSE INN HOLDING COMPANY, LLC

WARD M. HOLMES
LAND SURVEYOR, P.C.

9225 GRANBY STREET
 NORFOLK, VA 23503
 PHONE: 757-480-1230
 FAX: 757-583-7390



DATE: FEB. 8, 2022
 SCALE: 1" = 20'
 NOTE: FOR PLAT SEE
 M.B. 1 PG. 33A
 NORFOLK, VA

DRAWN BY: WTL

1057/45

(1247)

PROJECT NO. 22-044