

South Norfolk Updates

April 23, 2013

Hot Projects

CONSOLVO PARK

Public Works and Parks and Recreation: The project was substantially completed on April 11 with the inspection reviewed by Parks and Recreation. The punch list was distributed on April 15. VHB is authorized to proceed with design documents for the field re-grading. The documents will be submitted May 6 and the Lester Street fence has been delayed until re-grade costs are known.

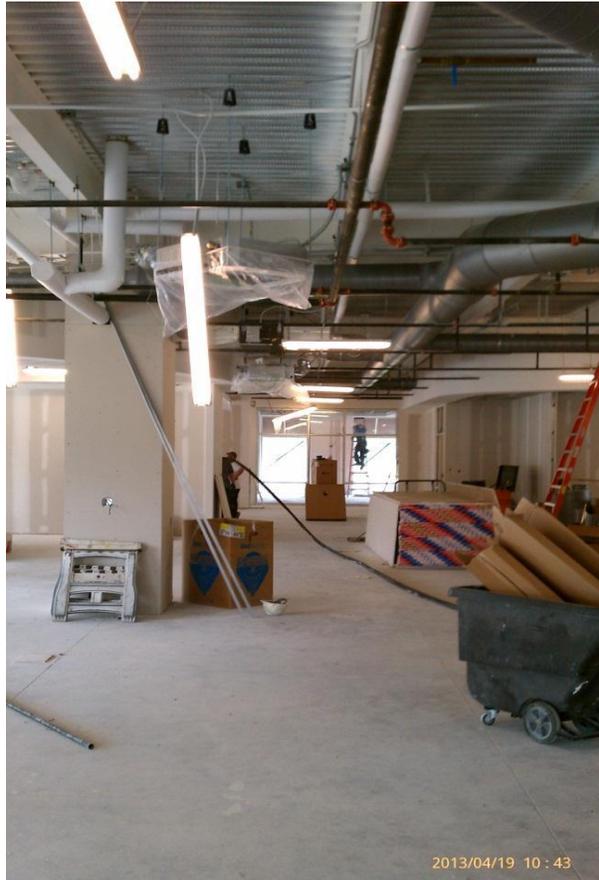






SOUTH NORFOLK LIBRARY

Public Works: The HVAC ducts are 95% installed and the drywall is 95% complete. The sprinkler system is 90% complete. The fabrication of the cabinets is complete and they are being stored off site. The elevator installation started on April 2 and stairway installation starts April 22. Project is 80% complete.





Project Updates

UTILITY-RELATED PAVEMENT REPAIRS

Public Utilities: Public Utilities is finding and fixing cave-ins associated with sanitary sewer leaks. Ongoing sewer repair on 700 block of Lafayette St.; 1100 block of Hoover Ave. The following areas have completed repairs waiting paving: 1333 Chesapeake Ave. Asphalt repairs completed at 914 Edgewood Ave., 3021 Southport Ave. and 2307 Bainbridge Blvd. There are several locations being managed; they will be repaired if they become unsafe or nonoperational. They are as follows: Bainbridge Blvd. at Park Ave; 2701 Bainbridge Ave., 904 Avalon Ave.; 2700 Blk of Bainbridge Blvd.; Westwood Ave. and Avalon Ave.; 2020 Portlock Rd.; Faye St. between Omar St. and Mark St.; 1615 Jackson Ave. Alleyway; 4030 Buell St.; 1000 block of Liberty St., 1100 Blk of Decatur St., 821 Orville Ave. and 1230 Edgewood Ave.

CRESTWOOD SEWER

No update.

HOOVER AVENUE SEWER COST PARTICIPATION

No update.

ROSEMONT WATER & SEWER

No update.

ELIZABETH RIVER BOAT LANDING AND PARK

Parks and Recreation: Construction drawings and review of specific designs continue. The architect has submitted initial site plans.

FIRE DEPARTMENT

Calls for Station #1:

Engine responses - 51

Medic responses - 41

ECONOMIC DEVELOPMENT

A national neighborhood services chain will be closing on a parcel in South Norfolk by the end of May. The current owner of the parcel has already begun to prepare the parcel for development.

Staff has been contacted by a neighborhood retail chain to purchase City-owned property to establish a new location.

A property owner on Poindexter and Liberty Street is looking at redeveloping some of the properties for a large mixed use.

The soon to be former library is being considered as a possible business incubator site to assist in growing work, employment and businesses.

PROPERTIES OF CONCERN

2052 Berkley Ave – Scott’s Store

This property was damaged by fire on December 24, 2012. The Department of Development and Permits put the property owner on notice of violation for an unsafe structure on January 24, 2013. The property owner claims that the building is nonconforming and may be repaired or reconstructed under the Chesapeake Zoning Ordinance because the damage is less than 50% of the assessed value.

The owner submitted two bids from independent contractors for the cost of repairs; however, Development and Permits did not think the bids were specific enough to make a determination. They have asked for more specific bids, have received one and are expecting the other this week. If both of the more specific bids are deemed sufficient, the Department will issue building permits for the reconstruction. The owner has until December 24, 2014 (two years from the date of the fire) to rebuild the property and obtain a certificate of occupancy.

1143 Chesapeake Ave – Mini Mart

The property owner claims that the retail use is nonconforming. Questions have been raised concerning the discontinued use of the building for more than two years. Development and Permits has requested evidence that the use has been discontinued for more than two years. A nonconforming use is vested under law and would not be subject to new use restrictions adopted after the nonconforming use was first commenced. Letters and/or Affidavits are requested from those questioning the nonconforming use.

