



Application for  
**Use Permit**

OFFICE USE ONLY  
Date Received:

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

Case Number: UP \_\_\_\_\_

**1. PROPERTY INFORMATION**

Address or Location 2165 Cunningham Drive

LRSN 7001532 Zoning District C-2

Current Land Use VACANT

Proposed Land Use Restaurant & Lounge

The proposed use will be in:  an existing building  a new addition  a new building

**2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)**

Owner's Name ALAN Hammerschlag 40 Kodiak Properties, LLC

Address 4733 Bethesda Ave City Bethesda State MD Zip 20814

Phone 301-654-9160 <sup>Suite 630</sup> Email lynche.kodiakproperties.com

**3. APPLICANT INFORMATION (if different from owner)**

Applicant's Name Charlene D. Smith / Comfort Zone Restaurant

Address 2165 Cunningham Dr City Hampton State VA Zip 23664

Phone 757-838-1802 Email ComfortZoneVA@hotmail.com

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_





Supplemental Information for  
**Live Entertainment '2'**

OFFICE USE ONLY  
Date Received: \_\_\_\_\_

Case Number: UP \_\_\_\_\_ - \_\_\_\_\_

Complete this supplement in its entirety and submit with the completed Use Permit application form to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

**1. LOT INFORMATION**

Current Number of On-site Parking Spaces 273 Proposed Number of On-site Parking Spaces \_\_\_\_\_

**2. BUILDING INFORMATION**

Square Footage 13,343 Square Footage of Live Entertainment Area 36 x 25

Please attach a floor plan of the facility with all rooms labeled as to their use and square footage and showing the location of the live entertainment area

**3. OPERATIONAL INFORMATION**

Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

Proposed Type(s) of Entertainment to be Offered Live Band & D.J.

Equipment Required for Type(s) of Entertainment to be Offered Band Equipment, Speaker, Mixing Board.

Seating Capacity \_\_\_\_\_ Length of Ownership of this Business 6 1/2 years

Existing Hours of Operation: Mon \_\_\_\_\_ Tue \_\_\_\_\_ Wed \_\_\_\_\_  
Thu \_\_\_\_\_ Fri \_\_\_\_\_ Sat \_\_\_\_\_ Sun \_\_\_\_\_

Proposed Hours of Operation: Mon 11<sup>00</sup>-12<sup>00</sup> Tue 11<sup>00</sup>-12<sup>00</sup> Wed 11<sup>00</sup>-12<sup>00</sup>  
Thu 11<sup>00</sup>-1<sup>00</sup> Fri 11<sup>00</sup>-12<sup>00</sup> Sat 11<sup>00</sup>-2<sup>00</sup> Sun 11<sup>00</sup>-1<sup>00</sup>

August 8, 2016

Comfort Zone Restaurant & Lounge  
Charlene D. Smith  
2165 Cunningham Drive  
Hampton, VA 23666

City of Hampton  
Community Development Department  
Planning Division  
22 Lincoln Street, 5<sup>th</sup> Floor  
Hampton, VA 23669

Subject: Use Permit for Live Entertainment "2"

The Comfort Zone Restaurant has been located in the Riverdale Shopping center for the past 6 ½ years. Due to new ownership and a new redevelopment plan of the Riverdale shopping center, I am forced to relocate because no existing leases are being renewed. The Comfort Zone will be moving to the Coliseum Corner Shopping Center.

The Coliseum Corner Shopping center is located near the corner of Coliseum Drive & Cunningham Drive. I have leased the building 2165 (13,343 Sq. Ft) & 2163 Cunningham Drive (2,220 Sq. Ft). There are currently 14 other businesses that exist within the shopping center. Only The Comfort Zone & Mediterranean Pizza would be open after 6:00pm daily. (see note A for additional information)

The Comfort Zone Restaurant currently employs 38 staff members and will be looking to hire additional staffing just before relocating.

The Comfort Zone offers a warm and friendly meeting place with excellent Southern and Cajun cuisine. A place where you always know you will get the best of everything; food, fun and environment. The Comfort Zone will feature a cozy dining room and an elegant lounge with comfortable furnishings and décor; it will be the perfect place to host business meetings, birthday parties, wedding receptions, awards ceremonies, banquets or family reunions while enjoying great food, family and friends. The restaurant will be open Sunday thru Thursday from 11:00am to 12:00midnight and Friday and Saturday from 11:00am to 2:00am. We will continue to offer special themed nights and food specials to attract new customers and diversified crowds. For the past six years the Comfort Zone was the center stage for the television show called "Grown Folks Dancing" which featured all styles of dance; i.e. line dancing, hand dancing, Chicago style, and step dancing and so on. The show was viewed from the states of Georgia all the way to New York which gave us great exposure in other markets; we often get calls and emails inquiring

about the restaurant and the lounge and what type of services we offered. Often we are the first call people make when coming to the area so we are able to direct them to the local hotels just across the street and the fabulous peninsula town center for shopping which is also just across the street, what a great location to be in Coliseum Central! Our out of town guests become regulars, so every time they come back in town, they patronize our establishment and feel at home with our every day regulars.

The restaurant will have a cozy atmosphere warm colors, soft music, candles and amazing artwork from some of the area's most notable new artists from the Hampton Roads area. This will contribute to our community and give new artists a chance to show case their work which will help foster our diverse clientele. The service will be relaxed, very friendly and inviting. We will hire the best people available, train, motivate and encourage them, and thereby retain the friendliest most efficient staff possible. Our management team is comprised of individuals whose backgrounds consist of 30 years' experience in food, restaurant and catering, management, finance, and marketing.

Catering will be a major part of the business. We feel in today's hectic work schedule customers don't always have the time to set up or arrange for the events that we all need and want. Now customers can leave it to the pros and get the finest, most memorable party or dinner service ever. We will have a large menu for customers to select from, and we will offer a full catering service providing everything from table settings to the decorations. We anticipate our total sales allocation to be 47% restaurant food sales, 45% ABC sales and 8% catering sales.

Most important to us is our success, and we believe this will be achieved by offering high-quality service and excellent food with an interesting twist.

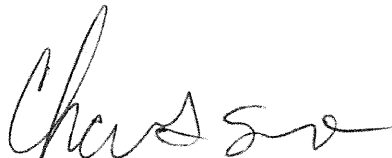
Note A.

#### Current Tenants

UNIT	Tenant Name	Sq. Ft.
2153	JOE TOURS	1,485
2155A	MEDITERRANEAN PIZZA	1,632
2155B	MODISH HAIR STUDIO	1,110
2157A/B	DR. KAUFMAN OPTOMETRIST	2,220
2159B	AVAILABLE	1,110
2159A	AVAILABLE	1,110
2161A	DIVA-NAILS	1,110
2161B	DOMINICAN PATTY HAIR SALON	1,110
2163	<b>COMFORT ZONE RESTAURANT</b>	2,220
2165	<b>COMFORT ZONE RESTAURANT</b>	13,343
2166	KOOL SMILES	7,825
2167	SIMOS	1,380
2169	AVAILABLE	1,310
2171	AVAILABLE	1,295

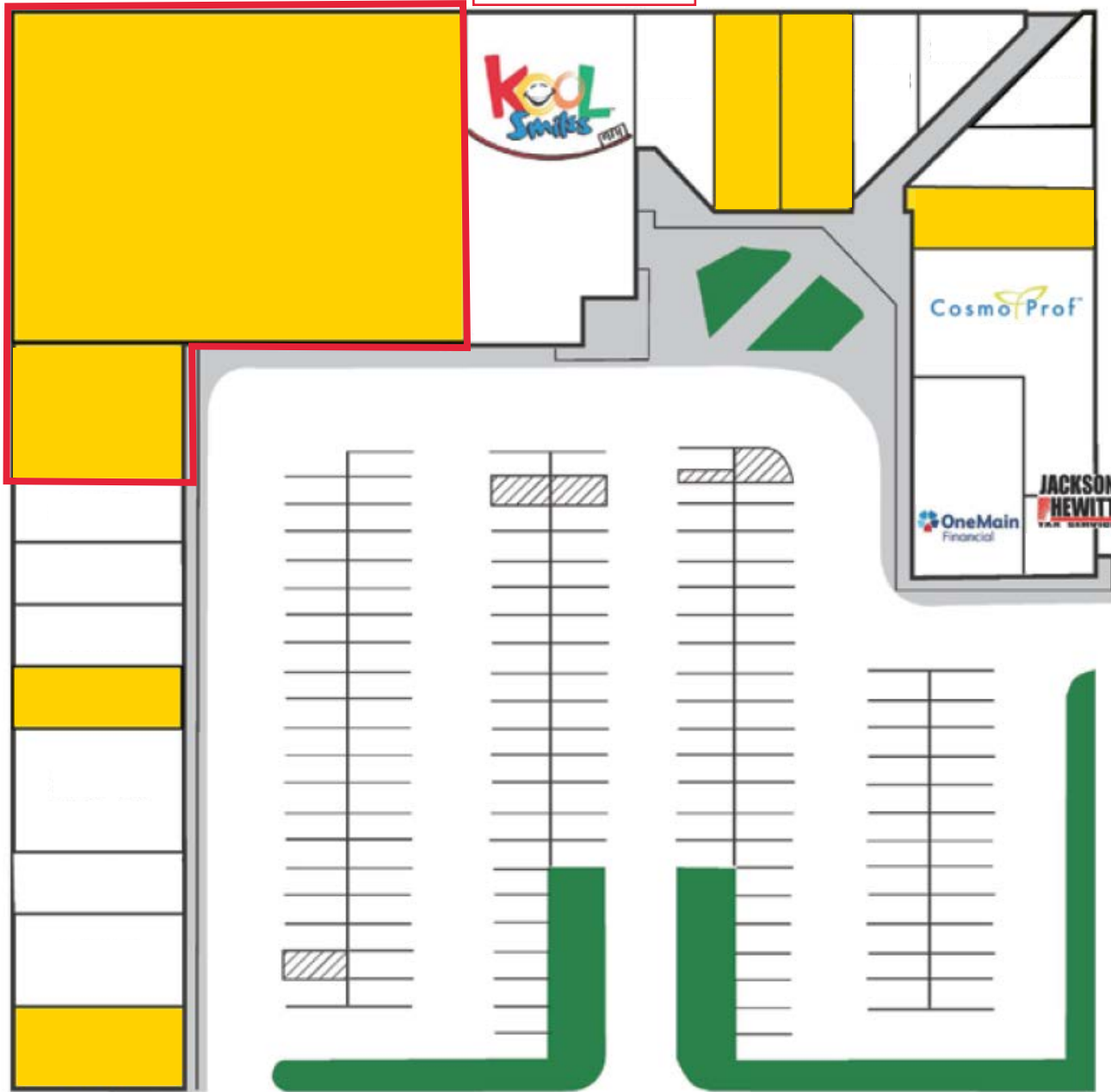
2173	PRAY FIRST MISSION MINISTRIES	1,082
2175	PRAY FIRST MISSION MINISTRIES	728
2177	ROCK, PAPER, SCISSORS SALON	805
2179	INTRIGUE HAIR EXTENSIONS	986
2181	AVAILABLE	1,110
2183	COSMO PROF – BEAUTY SUPPLY	2,568
2189	ONE MAIN FINANCIAL	2,244
2191	JACKSON HEWITT	550

Charlene D. Smith will take the responsibility act as Owner/Operator of the Comfort Zone Restaurant. I currently have over 35 years managerial experience in various occupations including restaurant management, law enforcement, and accounting. I am very skilled and take my business serious, I am a dedicated and hard working person and I am always on the premises to ensure a tight shift. I have built a great trusting relationship and rapport with local police, fire chief, Virginia ABC officials, Hampton City Mayor and seated Hampton city officials, and I myself sit on the Hampton/ Newport News Board of Office of Human Affairs. If you any questions or concerns I can be reached at 757-329-1836.



Charlene D. Smith

Exhibit A

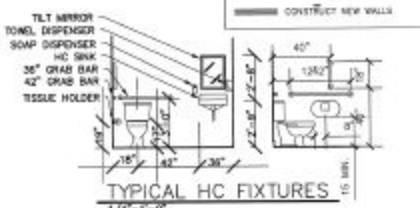


CUNNINGHAM DRIVE

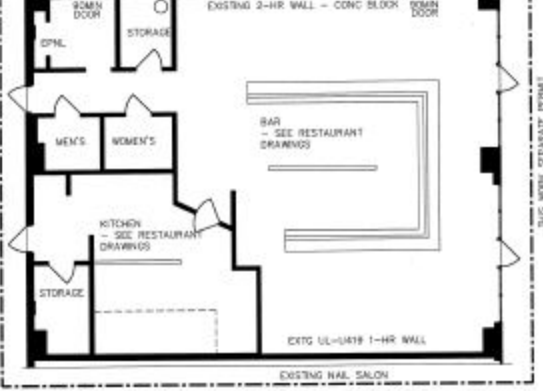
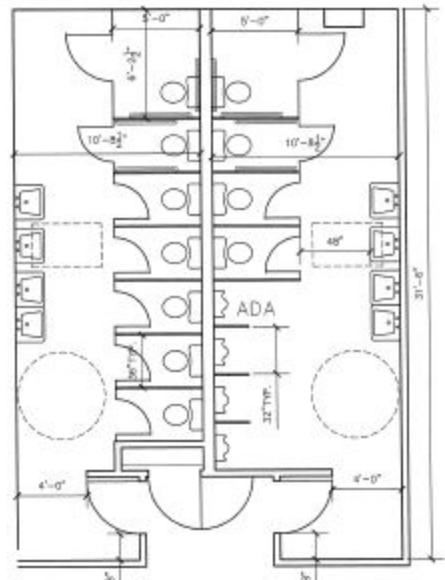
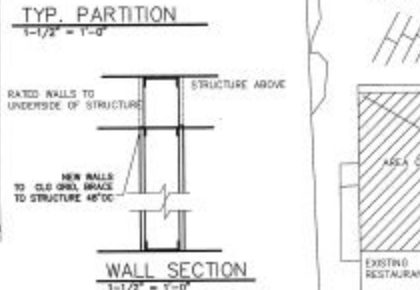
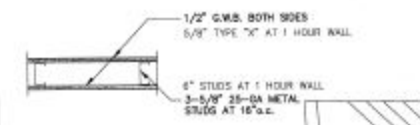


USE GROUP: A2 RESTAURANT  
BUILDING IS SPRINKLED  
CONSTRUCTION TYPE IS 20  
OCCUPANT LOAD FOR DINING/EVENT SPACE IS 800 MAX.  
DINING/EVENT SPACE IS 13420SF  
100% OF BUILDING PERIMETER IS OPEN LAND/PARKING.  
ALL WORK AND SYSTEMS TO COMPLY WITH 2012 VIRGINIA REHABILITATION CODE

EXER. LITE SHOWN ON ELEC. PLAN  
EXIT SIGN R/W EMER LIGHT  
**PARTITION LEGEND**  
--- EXISTING WALLS TO REMAIN  
--- CONSTRUCT NEW WALLS



- DOORS:**  
1 - 72" PAIR ALUM STOREFRONT, PAND BARS, CLOSERS, WEATHERSTRIP  
2 - 72" PAIR FLUSH METAL INSULATED, PAND BARS, CLOSERS, WEATHERSTRIP  
AND DRIP CAP, KEEP HOLES  
3 - 36" CORRUG 20-MINUTE DOORS, LEVER LOCKSET, GLOSS, BASEPLATE  
4 - 36" DOOR, LEVER LOCKSET  
5 - 36" DUTCH DOOR, LEVER LOCKSET



**FLOOR PLAN**  
1/8" = 1'-0"

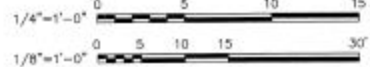
**GENERAL NOTES:**

- EGRESS DOORS INDICATED WILL BE READILY OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
- HANDICAP PARKING IS LOCATED AT PARKING IN FRONT OF ENTRY.
- SERVICE SINK IN UTILITY CLOSET.
- ACCESSIBLE TOILET SHALL COMPLY WITH SECTION 1110B.2.  
A) WATER CLOSET AND LAV USED FOR ACCESSIBLE USE.  
B) 5" TURNING RADIUS AND CLEARANCES AS SHOWN.  
C) GRAB BARS SHALL BE PROVIDED 33 INCHES ABOVE FLOOR. SIDE BAR WILL BE 48" LONG AND START 12" FROM SIDE WALL. REAR BAR SHALL BE 36" LONG AND BE CENTERED ON THE WATER CLOSET. 18" HERTY BAR 40" OUT, 40" UP.  
D) LAVATORY SHALL BE MOUNTED WITH RIM 34" ABOVE FLOOR AND 29" CLEAR UNDER FRONT FACE. LAVATORY FAUCET SHALL HAVE ADA PADDLE HANDLES. ACCESSIBLE KNEE AREA WILL BE INCLUDED BELOW WITH ALL EXPOSED PIPING AND SUPPORTS INSULATED.  
E) ALL TOILET ACCESSORIES AT THE PROPER HEIGHT. TOP OF WATER CLOSET SHALL BE 17" ABOVE THE FLOOR. HUBBARD WILL BE WITHIN 36" OF THE FLOOR AT THE BOTTOM EDGE.  
F) SIGNAGE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY AND HUBBARD.  
G) DOOR LOCK FOR ACCESSIBLE USE ON RESTROOM INTERIOR.
- ALL GLASS MUST COMPLY WITH IRC SECTION 2408 FOR SAFETY GLASS.
- LIGHTING  
EMERGENCY LIGHTING TO BE PROVIDED AT ALL OCCUPIED AREAS.  
EMERGENCY LIGHTING TO MEET UL924, NEC, OSHA AND NFPA.  
EMERGENCY WALL LIGHTING/FIXTURES MIN. 7'-0" APART.  
ELECTRICAL SUPPLY WITH TIMER TO BE PROVIDED TO EXTERIOR SIGNS.  
EXISTING EXTERIOR LIGHTING FOR FRONT AND BACK EXITS TO BE POWERED WITH A BATTERY-OPERATED EMERGENCY POWER SYSTEM THAT WILL OPERATE IN THE EVENT OF A POWER FAILURE.
- NEW WORK SHALL COMPLY WITH ICC/ANSI 1117.1.  
A) LEVER OR PUSH/PULL, 36-INCH DOORS - EACH LEAF, UNDO.  
B) THRESHOLD AND APPROVED DOOR CLOSER ON FRONT DOORS.  
30" WIDE KNEE-SPACE AT ADA  
34" HIGH COUNTER IN VESTIBULE

ENTIRE FACILITY TO BE NON-SMOKING  
WATER WILL BE SERVED FREE ON REQUEST  
TYPICAL NON-RATED INTERIOR PARTITION IS 3-5/8" METAL STUD WITH 1/2" GWS ON BOTH SIDES.

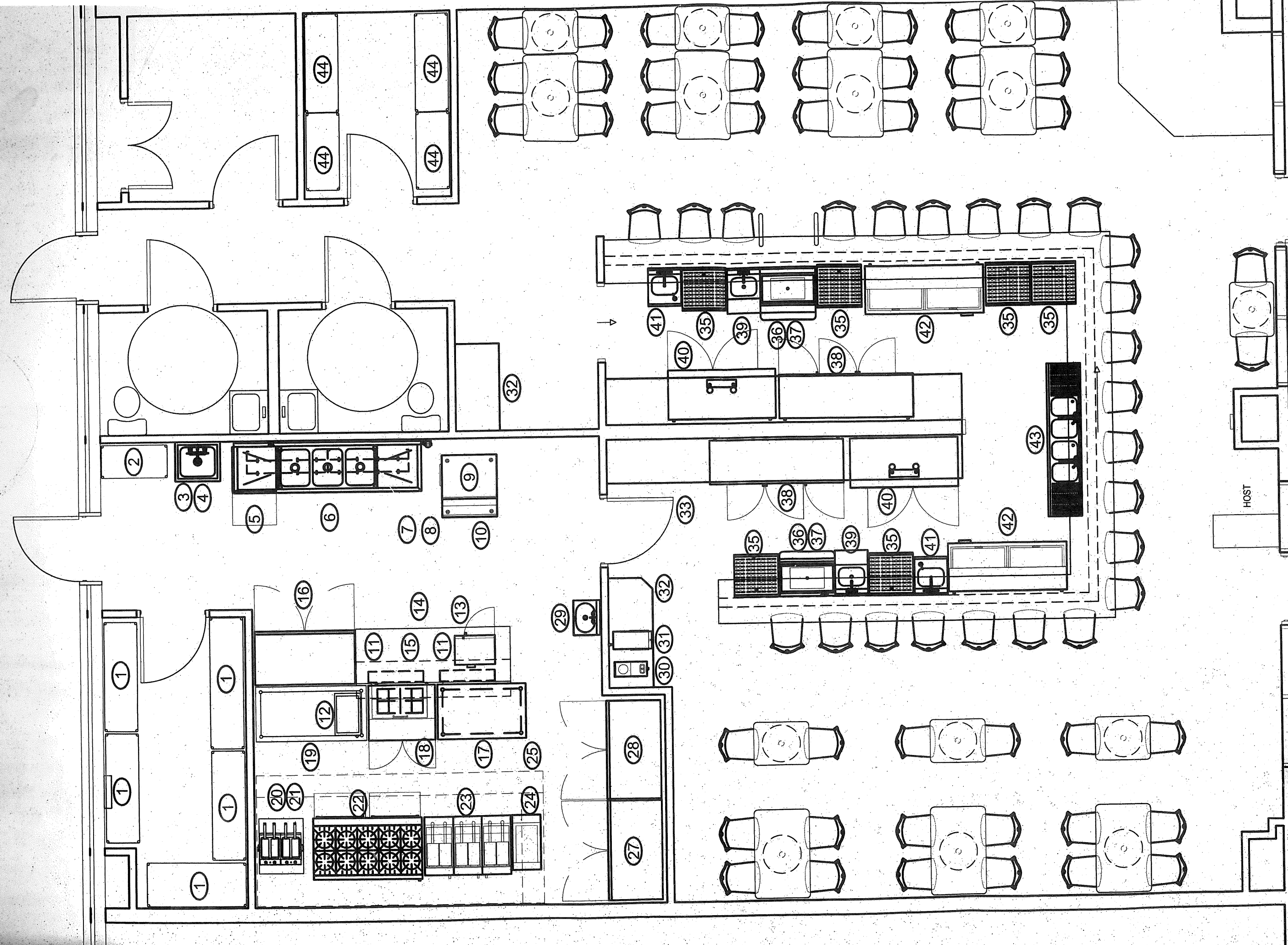
NON-COMBUSTIBLE 1-HOUR CORRIDOR WALLS. IBC DESIGN B405, DA #P1200  
ONE LAYER 5/8" THK 5/8" STEEL WALLBOARDS APPLIED PARALLEL, OR AT RIGHT ANGLES TO EACH SIDE OF 3-5/8" STEEL STUDS 24"OC WITH 1" TYPE 5 (DRYVALL) SCREW @ VERTICAL JOINTS AND 12"OC AT FLOOR AND CEILING RUMBERS AND INTERMEDIATE STUDS.

**LOCATION PLAN**  
1" = 50'-0"



RECEIVED  
SEP 29 2015  
By: *TTB*  
Bilo-00988  
C. J. Bowers Date: 7/19/10  
Date: September 06, 2015  
Design: ARB  
Drawn: ARB  
Checked: ARB  
Proj. No.: 00988  
Scale: AS SHOWN  
Sheet 1 of 1  
**FLOOR PLAN**





Combat Zone Restaurant  
 2163 Cunningham Drive  
 Hampton, VA 23064  
 WA Charles Smith