

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, DECEMBER 21, 2017 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 17-00014 to Amend and Re-Enact Chapter 4, Section 4-106(2) of the Zoning Ordinance of the City of Hampton, Virginia Entitled, "R-4 District – One Family Residential" by amending Section 4-106(2) Pertaining to Porch Encroachments Into The Side Yard Setback. Approval of this amendment would permit unenclosed porches to project into the required side yard of a corner lot;

**WHEREAS:** the development standards for R-4 District are intended to ensure that new/infill developments throughout the City and specifically within the Master Plan areas are contextually sensitive, reinforce a sense of place, and generally enhance existing neighborhoods;

**WHEREAS:** "*A Pattern Book for Hampton*", which is a guiding document for some of Hampton's historic areas, encourages entrances and porches facing public rights-of-way;

**WHEREAS:** porches are important to the character of neighborhoods and an integral element of good streets;

**WHEREAS:** currently the ordinance accounts for and accommodates the projection of front porches, but does not allow a similar projection into a side yard that fronts on a public street;

**WHEREAS:** developers have encountered difficulties applying the intent of the development standards on corner lots;

**WHEREAS:** this proposed amendment affords the same projection allowance for side yards as front yards, which will enable unenclosed porches to occur on the side of a residence, which in many instances serve as a "second front"; and

**WHEREAS:** no one from the public spoke for or against this proposal.

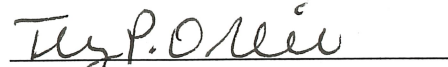
**NOW, THEREFORE,** on a motion by Commissioner Ruthann Kellum and seconded by Commissioner Carole Garrison,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 17-00014.

A roll call vote on the motion resulted as follows:

**AYES:** Garrison, Kellum, Gray, Peterson, Southall  
**NAYS:** None  
**ABST:** None  
**ABSENT:** Coleman, Carter

**A COPY; TESTE:**



Terry P. O'Neill  
Secretary to the Commission