

# CITY OF HAMPTON, VIRGINIA LAND USE APPLICATION

Office Use Only:

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

Date Received: \_\_\_\_\_

Select the appropriate box:

- APPEAL OF ZONING ADMINISTRATOR'S DECISION \* (also complete Section 1 on reverse)  
 CONDITIONAL PRIVILEGE (also complete Section 2 on reverse)  
 REZONING (also complete Section 3 on reverse)  
 SPECIAL EXCEPTION \* (also complete Section 2 on reverse)  
 USE PERMIT (also complete Section 2 on reverse)  
 VARIANCE \* (also complete Section 4 on reverse)

## INFORMATION REQUIRED FOR ALL APPLICATIONS:

Property Address/Legal Description: 737 Old Point Avenue, Hampton, VA 23663

Current Land Use: Trailer Park

Current Zoning: C-2, R-9

Proposed Land Use: Single Family Townhomes & Single Family Homes  
*(if no specific use is proposed, please note.)*

- PROPOSE TO:
- Use an existing building  
 Construct an addition  
 Construct a new building

## OWNER INFORMATION:

Owner's Name: Hampton Redevelopment and Housing Authority  
Address: PO Box 280  
22 Lincoln St., Hampton, VA 23669  
Phone Number: (757) 727 - 6337  
E-mail: \_\_\_\_\_

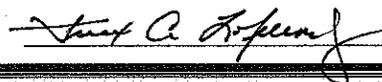
## APPLICANT INFORMATION: (if different from 'Owner')

Applicant Name:	<u>Frank Lofurno, Jr.</u> <u>Executive Director</u>	Applicant's Agent:	<u>Matthew C. Burton, AIA</u>
Address:	<u>PO Box 280</u> <u>Hampton, VA 23669</u>	Address:	<u>449 McLaws Circle</u> <u>Williamsburg, VA 23185</u>
Phone Number:	<u>(757) 727-6337</u>	Phone Number:	<u>(757) 253-0673</u>
E-mail:	_____	E-mail:	<u>mburton@djginc.com</u>

**OWNER AUTHORIZATION: I HEREBY SUBMIT THAT I AM THE FEE-SIMPLE OWNER OF THIS PROPERTY. I HAVE READ THIS APPLICATION AND IT IS SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT. I AUTHORIZE CITY STAFF AND REPRESENTATIVES TO HAVE ACCESS TO THE PROPERTY FOR INSPECTION. THE INFORMATION CONTAINED IN THIS APPLICATION IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

OWNER'S NAME (please print) Frank Lofurno, Jr.

OWNER'S SIGNATURE AND DATE



10/16/07

# CITY OF HAMPTON, VIRGINIA LAND USE APPLICATION

Please complete the applicable section:

<b>SECTION 1: APPEALS OF THE ZONING ADMINISTRATOR'S DECISION</b>	
<b>FEE:</b> If Associated With Single Family Residential Use: \$75; All Others: \$200	
DATE OF THE DECISION BEING APPEALED: _____	
DESCRIPTION OF THE APPEAL: _____	
<b>--ALLOW AT LEAST TWO (2) BUSINESS DAYS AFTER HEARING BEFORE REQUESTING ANY PERMITS.--</b>	

<b>SECTION 2: CONDITIONAL PRIVILEGE; USE PERMIT; SPECIAL EXCEPTION</b>							
CONDITIONAL PRIVILEGE: \$650							
<b>FEES:</b> USE PERMIT: \$650							
SPECIAL EXCEPTION: If Associated With Single Family Residential Use: \$75; All Others: \$200							
<b>NOTE:</b> (a) Day Care, Bed & Breakfast, Communication towers require a supplemental information form be submitted with this application (b) Communication towers require additional information as specified in the Zoning Ordinance to be submitted with this application.							
PROPOSED HOURS OF OPERATION:	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
FROM:							
TO:							

<b>SECTION 3: REZONING</b>	
<b>FEE:</b> \$650 for 1 <sup>st</sup> acre (or any part thereof) PLUS \$100 per additional acre (or any part thereof)	
<b>NOTE:</b> Rezoning requires a proffer statement to be submitted with this application.	
<b>PROPOSED ZONING AND USE OF THE PROPERTY:</b>	
Rezone area totaling 0.605 Ac +/- currently zoned C-2 to R-9	
Rezone area containing 0.486 Ac +/- currently zoned R-9 to MD-2	
Rezone area containing 1.953 Ac +/- currently zoned C-2 to MD-2	
Refer to attached drawings B1.2 showing proposed rezoning.	

<b>SECTION 4: VARIANCES</b>	
<b>FEE:</b> If Associated With Single Family Residential Use: \$75; All Others: \$200	
DESCRIPTION OF THE REQUEST: _____	
<p>* <b>No variance shall be authorized by the board unless it finds:</b></p> <ol style="list-style-type: none"> <li>1. That strict application of the Ordinance would produce undue hardship</li> <li>2. That such hardship is not shared generally by other properties in the same zoning district and vicinity.</li> <li>3. That the authorization of such variance will not be of substantial detriment to the adjacent property and that the character of the district will not be changed by the granting of the variance.</li> </ol>	
<b>--ALLOW AT LEAST TWO (2) BUSINESS DAYS AFTER HEARING BEFORE REQUESTING ANY PERMITS.--</b>	

PLEASE REVIEW THE "ADDITIONAL REQUIREMENTS" CHECKLIST (PAGE 3)  
BEFORE SUBMITTING YOUR APPLICATION.

REZONING APPLICATION # 1259 PROFFER STATEMENT

BEFORE A REZONING APPLICATION IS PRESENTED TO THE PLANNING COMMISSION, THE OWNER MUST SIGN A STATEMENT THAT HE (A) DOES OR (B) DOES NOT WISH TO PROFFER LEGALLY PERMISSIBLE CONDITIONS IN SUPPORT OF THE APPLICATION (PERMISSIBLE CONDITIONS ARE OUTLINED ON REVERSE).

WITHOUT THIS SIGNED STATEMENT, THE REZONING APPLICATION WILL NOT BE ADVERTISED IN THE NEWSPAPER AND WILL NOT PROCEED TO PLANNING COMMISSION. PLEASE SELECT AND SIGN ONE OF THE FOLLOWING:

(A) I HEREBY VOLUNTARILY PROFFER THE FOLLOWING SPECIAL CONDITIONS RELATING TO THE PHYSICAL DEVELOPMENT OR PHYSICAL OPERATION OF THE PROPERTY UNDER CONSIDERATION. I FURTHER AGREE THAT THE DEVELOPMENT OF THE PROPERTY SHALL BE IN STRICT ACCORDANCE WITH THESE CONDITIONS, UNLESS AN AMENDMENT THERETO IS MUTUALLY AGREED UPON BY THE CITY COUNCIL AND THE UNDERSIGNED. (PLEASE USE ADDITIONAL SHEETS IF NECESSARY; LEGALLY PERMISSIBLE CONDITIONS ARE DESCRIBED ON REVERSE.)

- The property will be developed to be substantially consistent with the attached conceptual site plan labeled Old Point Homes, dated October 16, 2007 including configuration of roadway, alleys, and sidewalks, the orientation and placement of townhouse buildings, and the location of parking areas and open space.
  - A 40' right-of-way for the primary street through the development will be dedicated to the City of Hampton.
  - Up to five (5) single family homes will be built facing onto Old Point Avenue and Woodland Road with design and materials consistent with the attached document entitled "Design Information, dated October 16, 2007" and example images.
  - Up to 30 two- and three- bedroom townhouses will be built with design and materials consistent with the attached document entitled "Design Information, dated October 16, 2007" and example images.
  - Single family homes will be a minimum of 1,500 square feet in accordance with Residential District R9 zoning. Townhouses will be a minimum of 900 square feet.
- Townhouse and single family buildings on corner lots will use architectural elements that address both streets.

  
CURRENT PROPERTY OWNER & DATE

(B) I DO NOT PROFFER ANY CONDITIONS WITH THIS APPLICATION.

\_\_\_\_\_  
CURRENT PROPERTY OWNER & DATE

HAMPTON ZONING ORDINANCE, SECTION 24.2.1. PERMISSIBLE CONDITIONS.

1. THE CURRENT PROPERTY OWNER MAY VOLUNTARILY PROFFER CONDITIONS THAT WILL SUPPLEMENT THE SPECIFIC DISTRICT REGULATIONS TO THE EXTENT THAT:
  - (A) THE REZONING ITSELF NECESSITATES THE CONDITIONS;
  - (B) SUCH CONDITIONS HAVE A REASONABLE RELATION TO THE REZONING; AND
  - (C) ALL CONDITIONS ARE IN CONFORMITY WITH THE COMPREHENSIVE PLAN.
2. WHEN CONDITIONS INCLUDE THE DEDICATION OF REAL PROPERTY OR PAYMENT OF CASH FOR FACILITIES, SUCH PROPERTY SHALL NOT BE TRANSFERRED NOR SUCH PAYMENT MADE TO THE CITY UNTIL THE FACILITIES FOR WHICH SUCH CONDITION IS INTENDED ARE INCLUDED IN THE ADOPTED CAPITAL IMPROVEMENTS PLAN. THE CONDITIONS SHALL PROVIDE FOR THE DISPOSITION OF SUCH PROPERTY OR PAYMENT IN THE EVENT IT IS NOT USED FOR THE PURPOSE FOR WHICH PROFFERED.
3. ONCE PROFFERED AND ACCEPTED AS PART OF AN AMENDMENT TO THE ZONING ORDINANCE, SUCH CONDITIONS SHALL CONTINUE IN EFFECT UNTIL A SUBSEQUENT AMENDMENT CHANGES THE ZONING OF THE PROPERTY COVERED BY THE CONDITIONS; HOWEVER, SUCH CONDITIONS CONTINUE IF THE SUBSEQUENT AMENDMENT IS PART OF THE COMPREHENSIVE IMPLEMENTATION OF A NEW OR SUBSTANTIALLY REVISED ZONING ORDINANCE.

# Design Information

Dated October 16, 2007

## Zoning

A zoning classification of MD-2 is being requested for the townhouse development property with the surrounding residential lots zoned R-9. The total development includes up to 30 two- and three-bedroom townhouses and 5 single family lots.

## Architectural Style

The proposed style for the townhouse development and single family homes is a contemporary, traditional style commonly found in residential developments throughout the area. Characteristics of the style include moderately-pitched (9:12) gabled roofs; partial-width covered stoop or porches; classical style, square or round porch columns of wood, PVC or painted aluminum extending to floor level and resting on the porch floor; and gabled or shed dormers.

## Composition types (samples shown on the attached project renderings)

- Two story Narrow front townhouse with integral stoop and box bay
- 1 ½ story Narrow front townhouse with wide porch and shed dormers
- One story Narrow front cottage townhouse with recessed, covered porch
- 1 and 1 ½ story Single family homes of varying styles similar to those shown in the attached photos.

The development aims to achieve a high degree of variety in the exterior detailing by changing roof lines, roof pitch, dormer style, porch detailing, different materials and treatment of openings at adjacent houses.

- Every corner lot condition will use architectural elements that address both streets since two facades are visible from the right of way.
- Foundations will be 24" above grade, except cottages which are designed to be wheelchair accessible.

## Windows, Doors and trim

Windows are standard double hung with vertical proportions (3'-0" wide by 5'-0" high approx.). Windows are used in single and combination units. Doors will be fiberglass or steel with traditional stile & rail proportions and panel profiles, painted. Door and window trim is a straight, flat profile 4" and 6" wide with a simple molding and cap above.

## Porches

Depths ranging from 5'- 7', with the deeper porches found on the single family homes. Widths of porches will vary across the different unit types. Porches can have gable-ends, shed roofs or combinations of both forms.

## Materials

Roofing: Architectural grade composite shingles

- Soffits: Smooth finish composition board, ventilated vinyl, tongue-and-groove wood boards or fiber cement panels.
- Cladding: Two-tone brick, running bond; stone cladding, fiber-cement or vinyl siding, or a combination thereof with fiber cement or vinyl siding accents on porch roofs and dormers, 4 to 8" exposure with 5/4 by 4 corner board trim
- Foundations: Brick or stone
- Trim: Wood, composite, cellular PVC or polyurethane millwork
- Columns: Wood, fiberglass, or composite materials with Classical proportions and details
- Railings: Painted aluminum railing systems with extruded top and bottom rails and square balusters.

### Colors

To achieve variety, units will differ in color and material use. The color scheme is based on the earth tones from the brick with white trim that will provide a consistent thread throughout the development. Doors will be painted with complimentary browns, greens, blues and reds of a dark and muted tone.

Roofing colors: black, grey, brown

Foundation colors: Brick as noted above