



Application for Rezoning

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: RZ _____

1. PROPERTY INFORMATION

Address or Location #67 West Little Back River Rd

LRSN 800 5581 Current Zoning District R9 Proposed Zoning District R4

Current Land Use Residential

Proposed Land Use Residential

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 Cornerstone Custom Homes, LLC

Address #110 Mid Atlantic Pl City Yorktown State Va Zip 23693

Phone 757-592-3972 Email heatherlycabral@yahoo.com

PRIMARY (757) 342-2311 PRIMARY CORNERSTONECUSTOMHOMESLLC@GMAIL.COM

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name 10/03/23 GC

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of 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 this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Cornerstone Custom Homes, LLC

Signed by:

Name (printed) GABRIEL CABRAL, Its (title) OWNER

Signature [Signature] Date 10/03/23

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"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 this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

ADPA



A.D. Potts & Associates, Inc.

11524 Jefferson Avenue
Newport News, Virginia 23601
Phone: (757) 595-4610

April 10, 2023

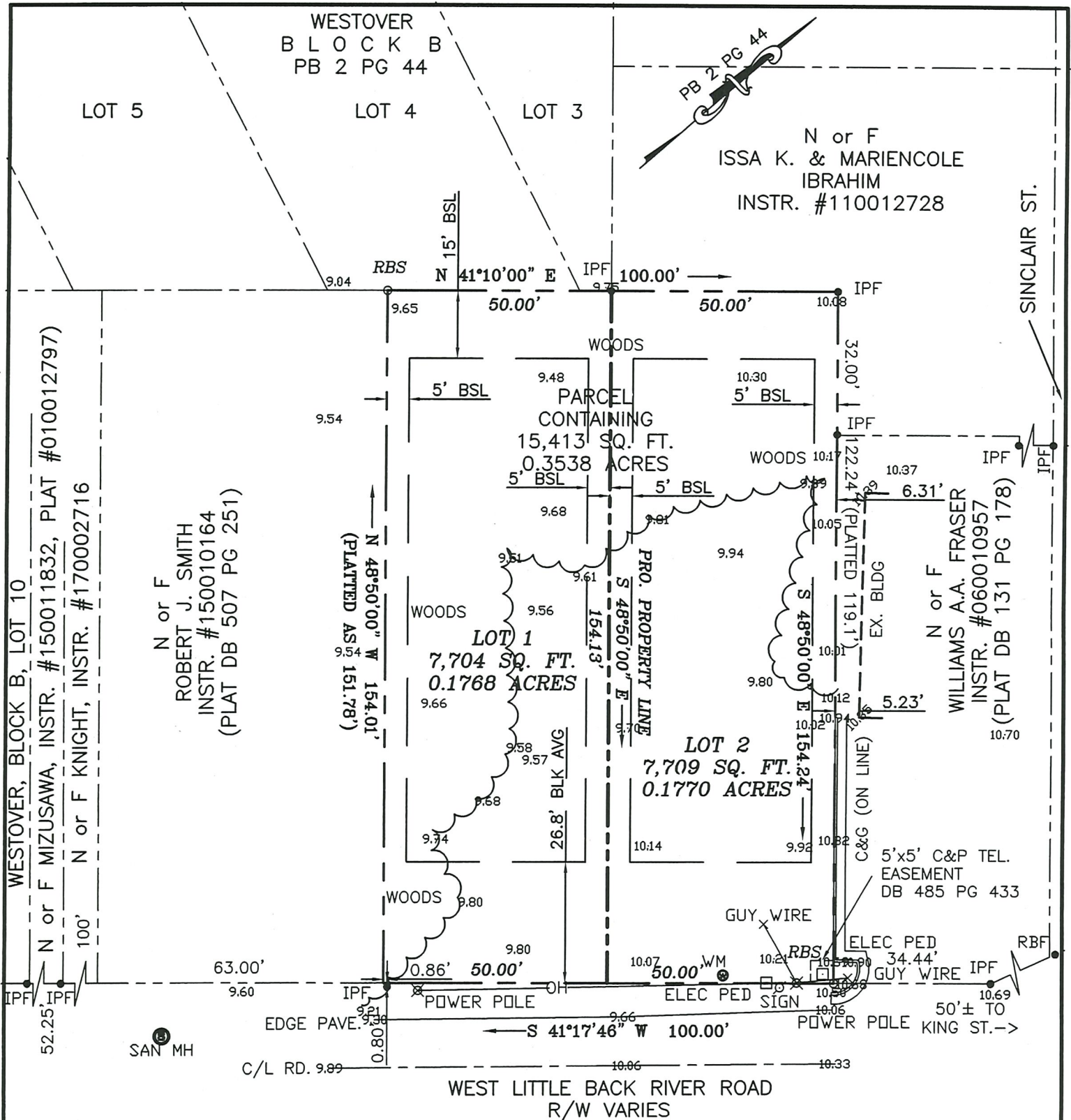
City of Hampton
Community Development Department
Planning & Zoning Administration Division
Re: #67 West Little Back River Road

Re: #67 West Little Back River Road

Cornerstone Custom Homes, LLC is the present owner of the above-listed property. They would like to request the re-zoning of the property from R-9 to R-4. The proposed use would be for two single-family homes. (see attached R-4 Re-Zoning Exhibit). The projected square footage of each of the 2 houses proposed is 2,452 sq. ft.

The adjacent properties within this block are zoned R-9 and R-11 (in the rear) and C-1 on the corner of W. Little Back River, N. King Street, and Sinclair Road. Many of the adjacent lots are presently non-conforming in lot width. "They are more consistent in width with the proposed R-4 zoning.

Cornerstone Custom Homes, LLC wishes to improve this neighborhood with this request. The majority of the houses in this block were constructed in the late 1940s. Several homes have been constructed more recently on these non-conforming lots and these new homes will continue the improvement of housing in this neighborhood.



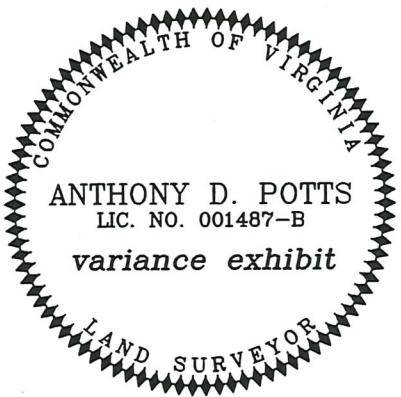
NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 515527 0018 H DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)

REF: PB 2 PG 44, INSTR. #230001598

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN



THIS IS TO CERTIFY THAT ON APRIL 24, 2023 I PERFORMED A CURRENT FIELD SURVEY OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

ANTHONY D. POTTS, L.S.

#67 W. LITTLE BACK RIVER RD. (NO # POSTED)

PHYSICAL SURVEY OF THE PROPERTY OF
CORNERSTONE CUSTOM HOMES, LLC

A PARCEL OF LAND CONTAINING
0.3538 ACRES

HAMPTON, VIRGINIA

ADPA

A.D. POTTS & ASSOCIATES, INC.

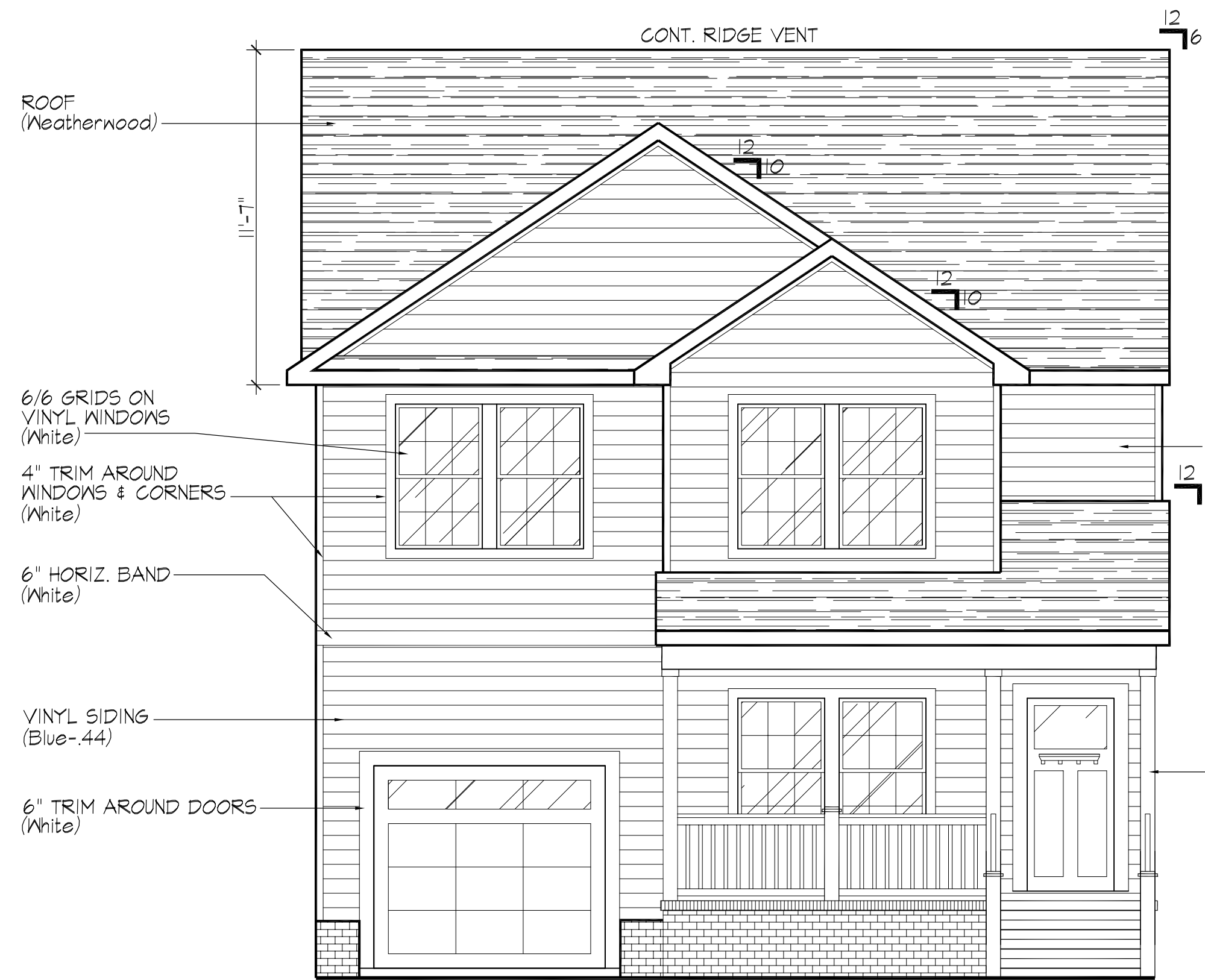
11524 JEFFERSON AVENUE

NEWPORT NEWS, VIRGINIA 23601

PHONE: (757) 595-4610

SCALE: 1"=30'

DATE: 4/24/23



ROOF VENTILATION CALCULATION
 ATTIC S.F. = 1,357 S.F.
 $1357/300 = 4.1$ S.F.
 $4.1 * 144 = 590.4$ S.I.
 $590.4 / 2 = 295.2$ S.I.
 296 S.I. REQUIRED FOR SOFFIT
 (148 S.I. FOR EACH OF 2 SIDES)
 296 S.I. REQUIRED FOR ROOF SURFACE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE	285 S.F.
FIRST FLOOR	1,095 S.F.
SECOND FLOOR	1,357 S.F.
TOTAL	2,452 S.F.



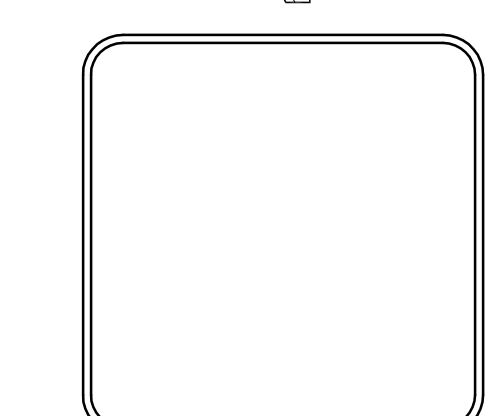
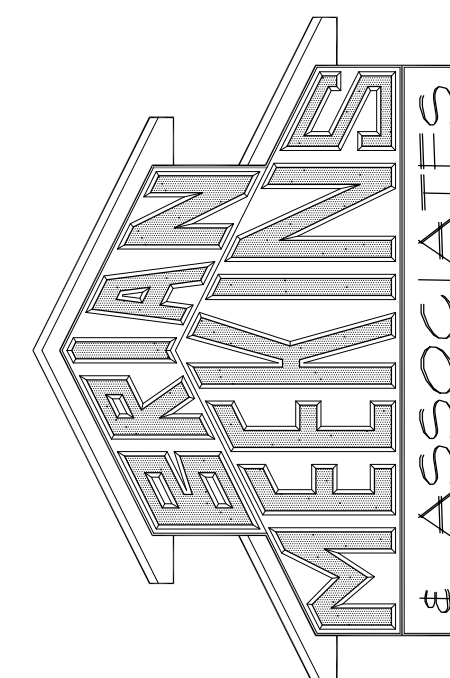
REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

* CUSTOM HOME PLANS
 * ADDITIONS
 * RENOVATIONS
 1224 EXECUTIVE BLVD. #102
 CHESAPEAKE, VA. 23320
 EMAIL - Meekins@live.com
 CELL-(252) 999-8976



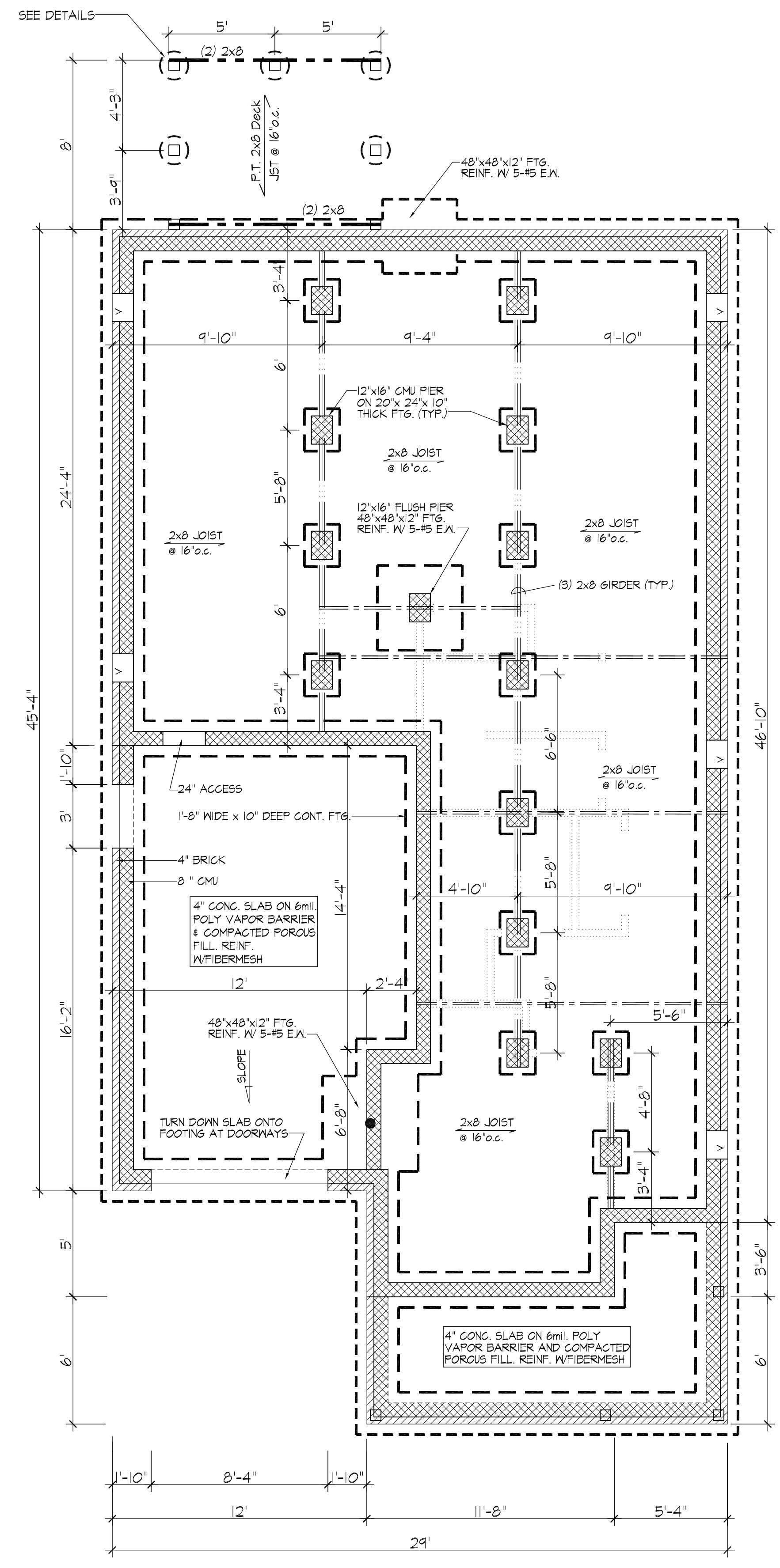
ELEVATIONS
 SINGLE FAMILY RESIDENCE AT
 SPRINGFIELD LH MODEL - CRAWL
 HAMPTON, VIRGINIA

DATE:
 07.20.22

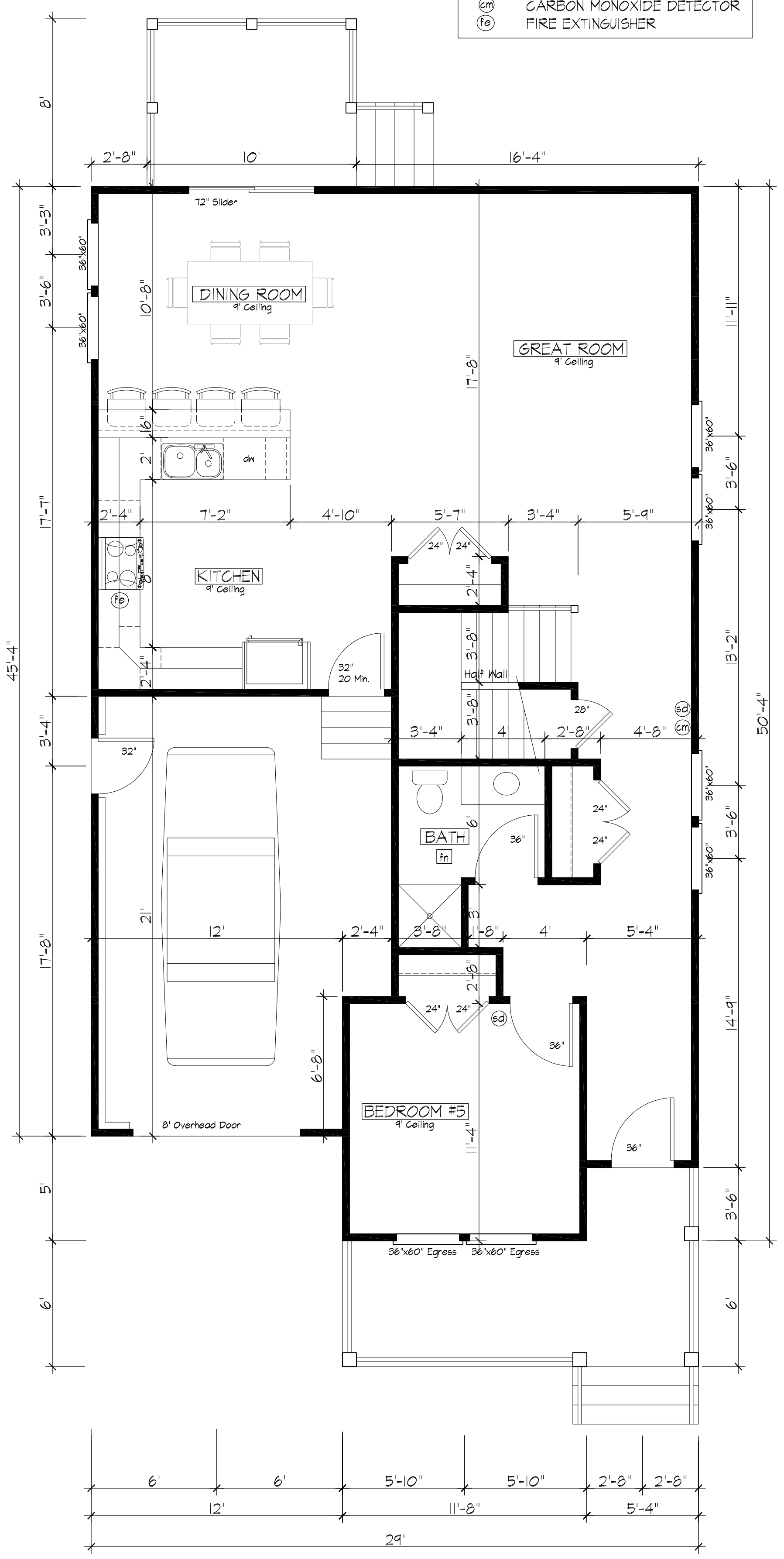
SHEET:
 A2
 OF 5

Crawl Space Ventilation Requirements With Vapor Barrier
 Crawl Space = 1,095 Square Feet
 $1,095 / 1500 = .73 * 144 = 105.12$ s.i. Required
 Lowe's Model #93808 Foundation Vent = 45 s.i. Each x 5 = 90 s.i.
 $105.12 / 45 = 2.336$ (3) Vent Required-(5 shown)

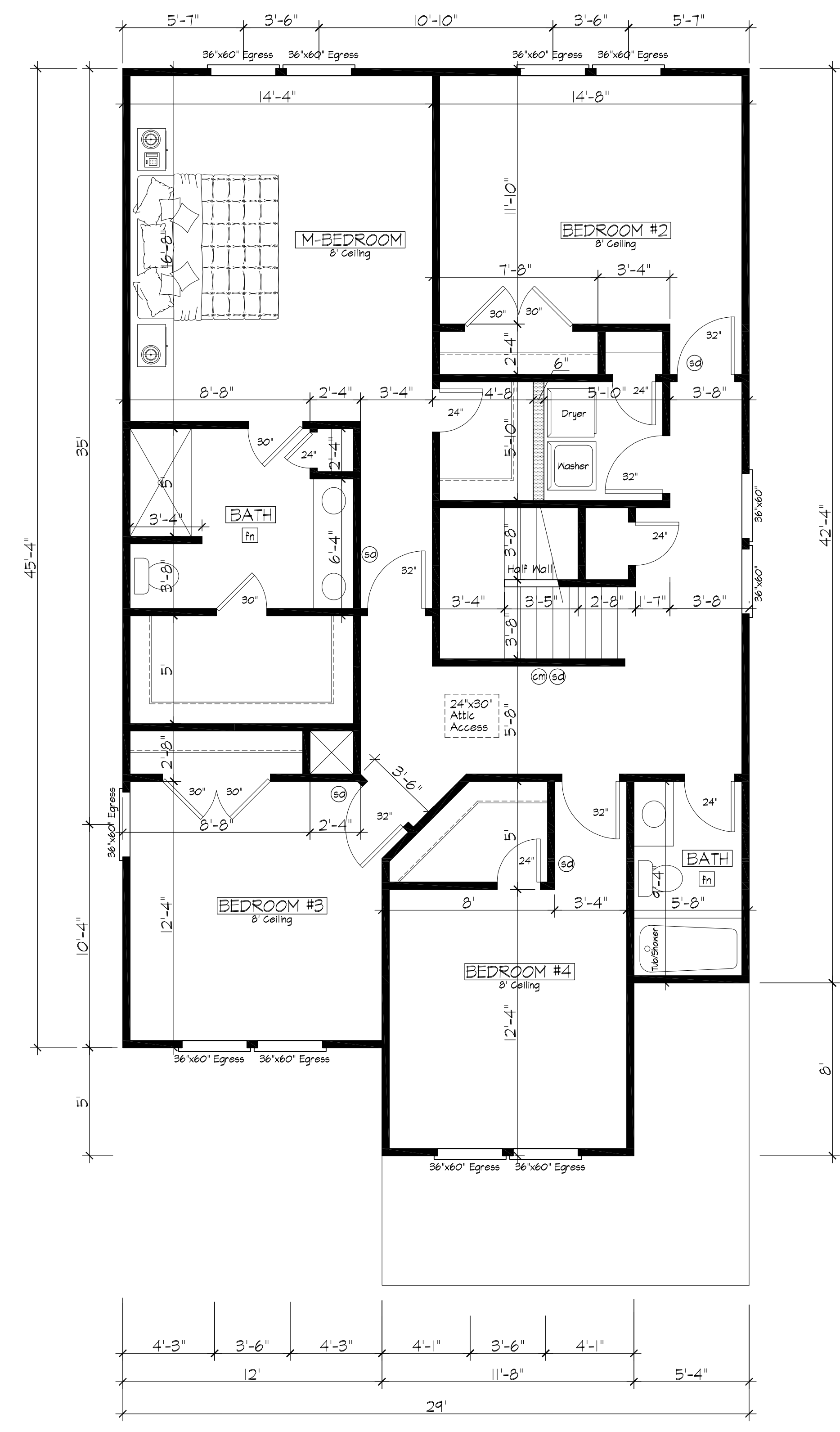
- INTERIOR BEARING WALL
- - - - - WALL ABOVE
- ▬ NEW WALL CONSTRUCTION
- (F) EXHAUST FAN / LIGHT
- (SD) WIRED SMOKE DETECTOR
- (CO) CARBON MONOXIDE DETECTOR
- (E) FIRE EXTINGUISHER



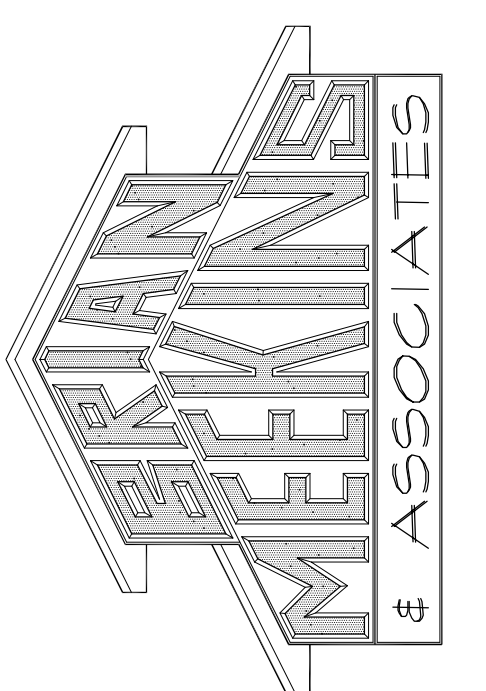
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



1st FLOOR PLAN 1,095 S.F.
 SCALE: 1/4" = 1'-0"



2nd FLOOR PLAN 1,357 S.F.
 SCALE: 1/4" = 1'-0"



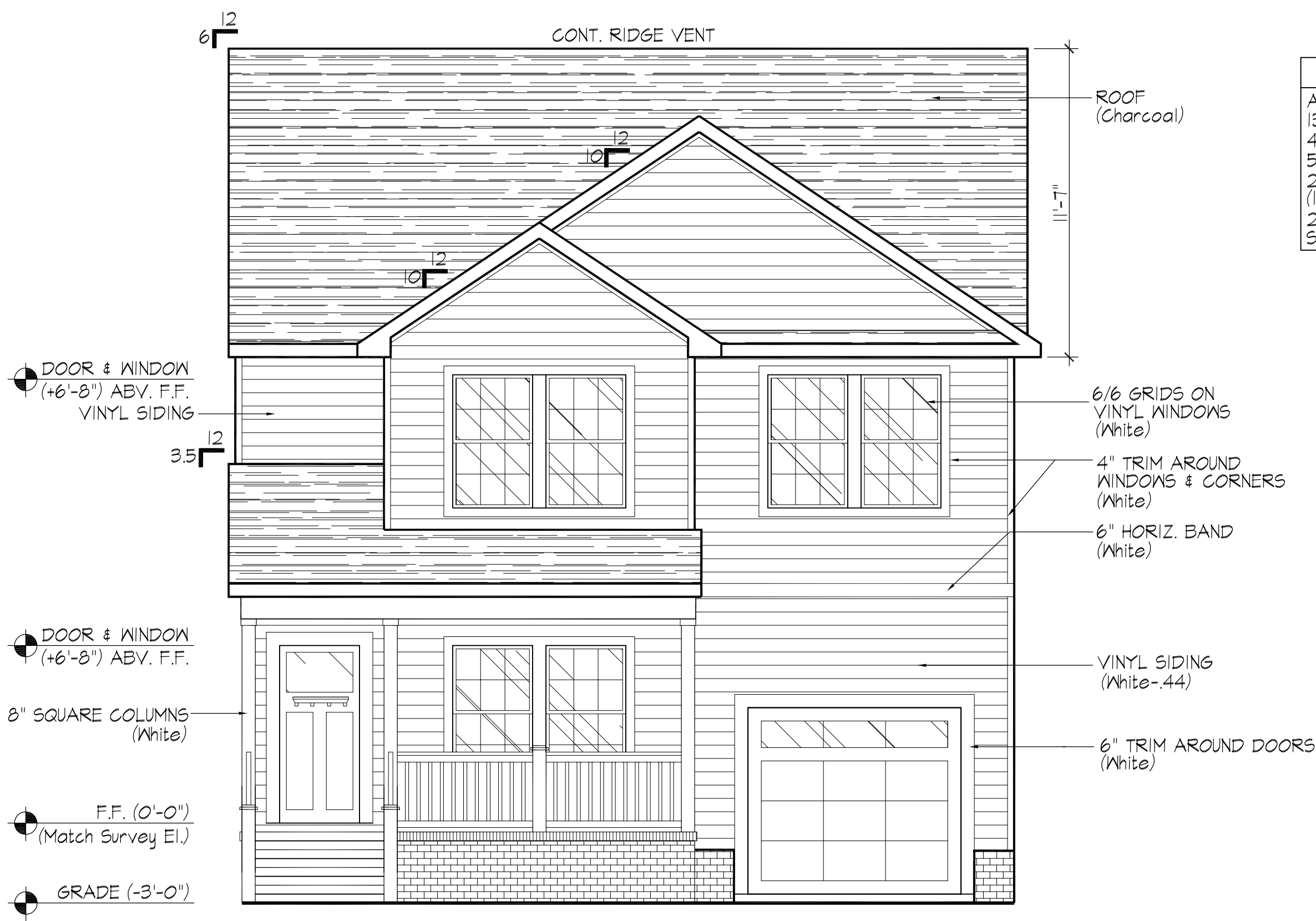
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PLANS
 SINGLE FAMILY RESIDENCE AT
 SPRINGFIELD LH MODEL - CRAWL
 HAMPTON, VIRGINIA

DATE:
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A3
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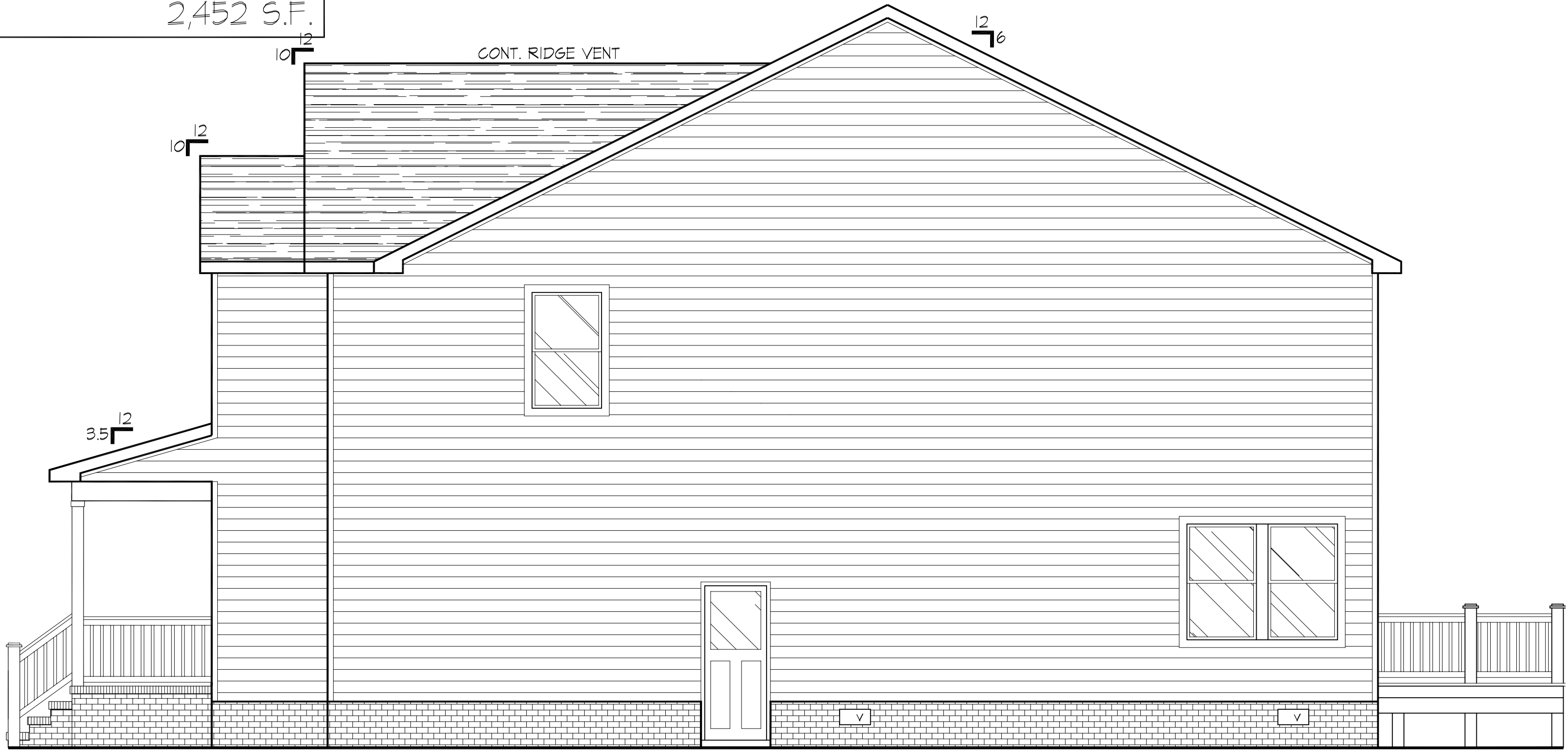


LEFT SIDE ELEVATION
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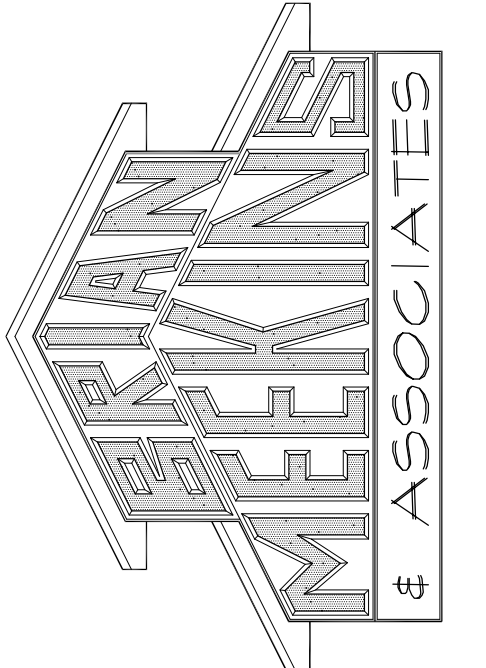


REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
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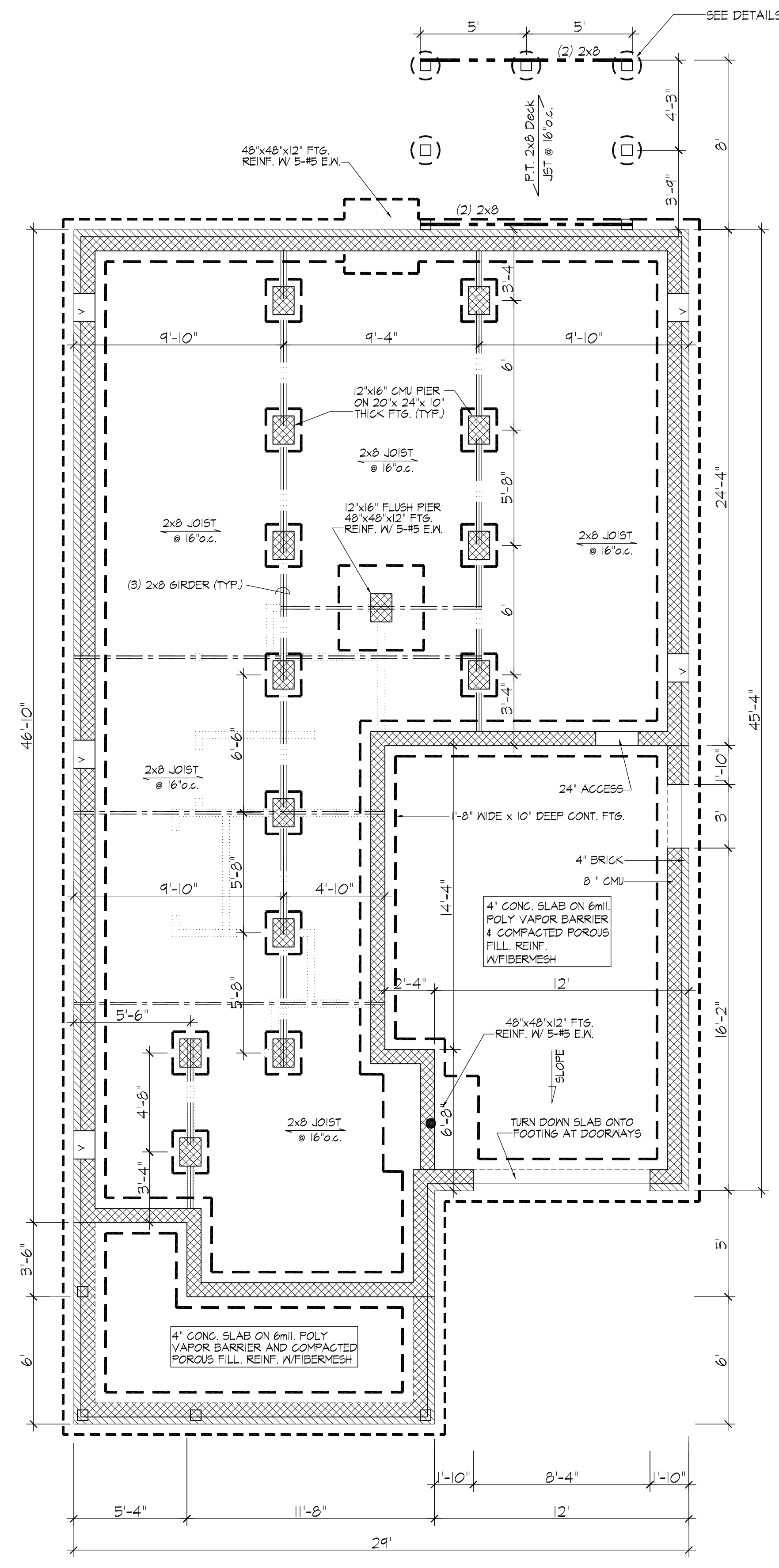
ELEVATIONS

SINGLE FAMILY RESIDENCE AT
 SPRINGFIELD RH MODEL - CRAWL
 HAMPTON, VIRGINIA

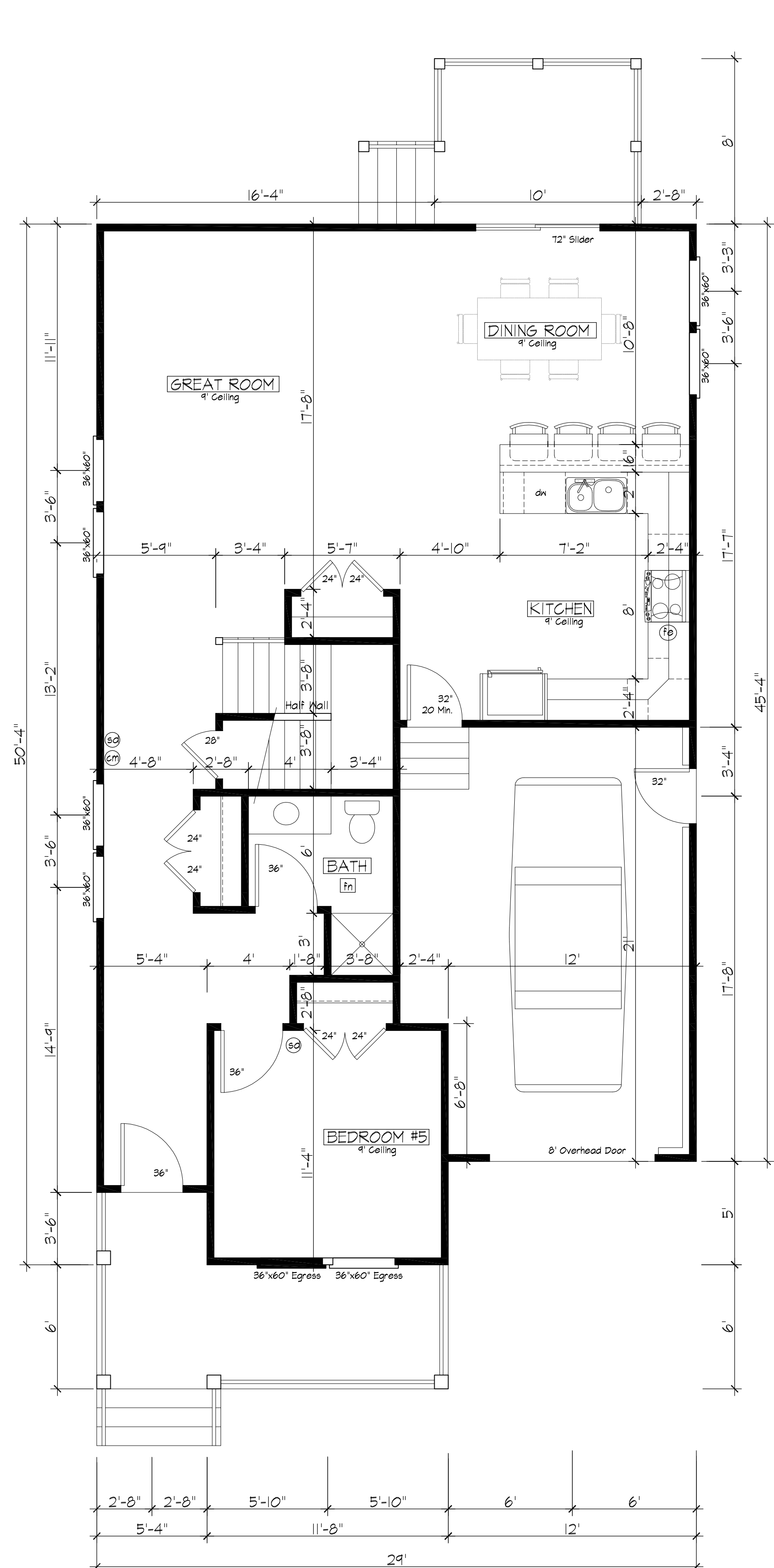
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SHEET:
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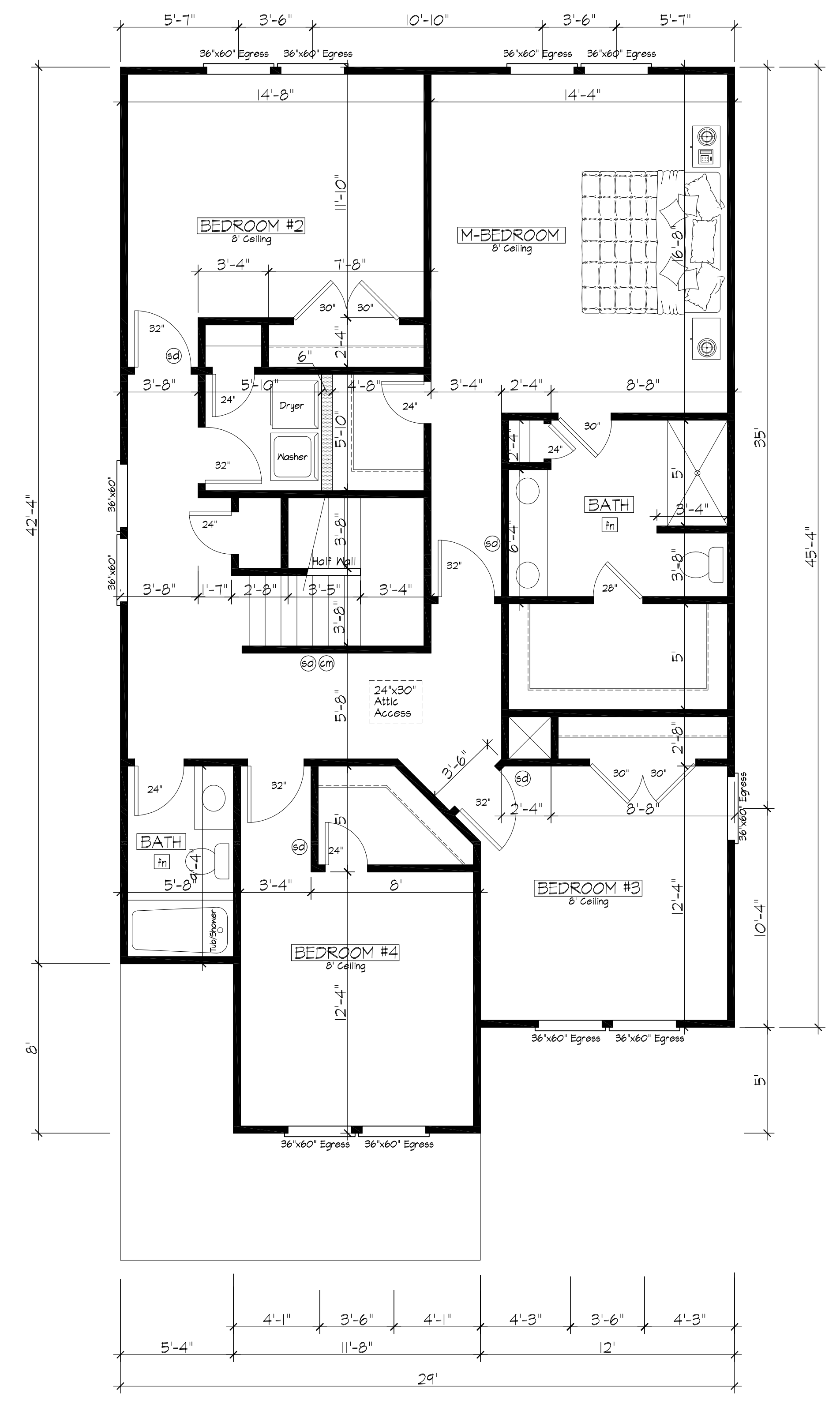


FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

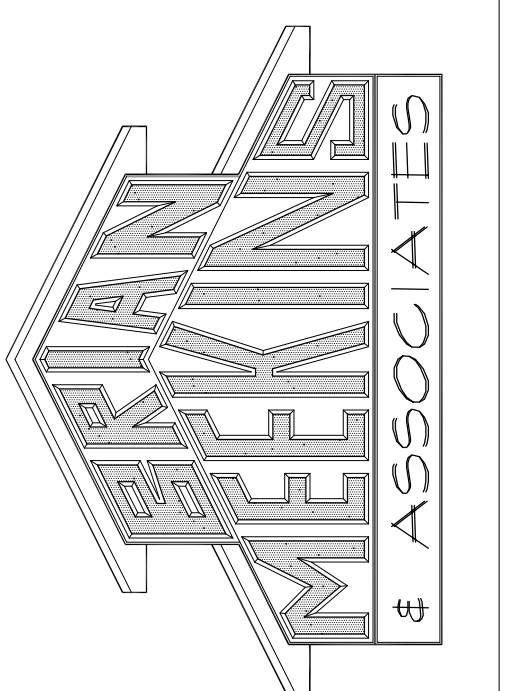


1st FLOOR PLAN 1,095 S.F.
 SCALE: 1/4" = 1'-0"

- INTERIOR BEARING WALL
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- Ⓜ EXHAUST FAN / LIGHT
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 SINGLE FAMILY RESIDENCE AT
 SPRINGFIELD RH MODEL - CRAWL
 HAMPTON, VIRGINIA

DATE:
 07.20.22

SHEET:
 A3
 OF 5

TITLE CERTIFICATION AND LIEN DISCLOSURE
67 WEST LITTLE BACK RIVER ROAD
HAMPTON, VIRGINIA

The undersigned, attorney for the owner of the real property designated by Hampton, Virginia as RPC No. 8005581 (the "Property") located in the City of Hampton, Virginia, as shown on a proposed physical survey entitled "PHYSICAL SURVEY OF THE PROPERTY OF CORNERSTONE CUSTOM HOMES, LLC, A PARCEL OF LAND CONTAINING 0.3538 ACRES, HAMPTON, VIRGINIA," dated April 24, 2023, prepared by A.D. Potts & Associates, Inc., 11524 Jefferson Avenue, Newport News, Virginia 23601 (the "Survey"), hereby certifies, as required by Section 14-24 of the Code of the City of Hampton, based solely on the attached title report issued by Wholesale Title Solutions dated February 2, 2024 (the "Title Report") that (i) the title to the Property is held in the name of Cornerstone Custom Homes, LLC, a Virginia limited liability company, and (ii) the Property was acquired by the current owner by instrument of record in the Clerk's Office of the Circuit Court of Hampton, Virginia, as Instrument No. 230001598.

Based solely on the Title Report and the Survey, I certify that there are as of the date of this certification no deed restrictions or covenants of record, title defects, or encumbrances affecting or potentially affecting any portion of the Property shown as proposed to be dedicated to public use on the Survey, other than the following:

1. All matters shown on the Survey to the extent applicable to the Property.
2. All matters not shown in the Title Report.

I further certify that based solely on the Title Report, there are no deeds of trust encumbering the Property.

LIMITATIONS ON CERTIFICATION BY KAUFMAN & CANOLES, PC:

1. Any and all information and certification as to the applicability and/or location of easements and other matters set forth above are based on a survey prepared by Anthony

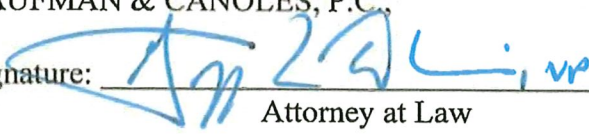
D. Potts, land surveyor, of A.D. Potts & Associates, Inc. dated April 24, 2023, entitled "PHYSICAL SURVEY OF THE PROPERTY OF CORNERSTONE CUSTOM HOMES, LLC, A PARCEL OF LAND CONTAINING 0.3538 ACRES, HAMPTON, VIRGINIA" (the "Survey").

2. Gregory R. Davis and Kaufman and Canoles make no certification as to locations, effects, impacts or applicability of matters of survey because they have relied upon said Survey in rendering this certification.
3. This certification is made to the City of Hampton, Virginia for purposes of plan approval only and is not transferable or applicable to any other party.

KAUFMAN & CANOLES, P.C.,

February 28, 2024
Date

Signature: _____


Attorney at Law

Print Name: Gregory R. Davis, Esq.,
VSB No. 26248
Address: 4801 Courthouse Street, Ste. 300
Williamsburg, Virginia 23188
Telephone: 757-259-3800