

Conditions

Use Permit Application No. 20-00008

Phoebus district PH-1 deviation from development standards

American Legion Post 48 | 115 and 117 S Mallory St, Hampton, VA 23663

1. Issuance of Permit

The Use Permit applies only to the location at 115 S Mallory St [LRSN 12001405] and 117 S Mallory St [LRSN 12001406] denoted in purple with gridded lines and attached hereto as Exhibit A and is not transferable to another location.

2. Site Design

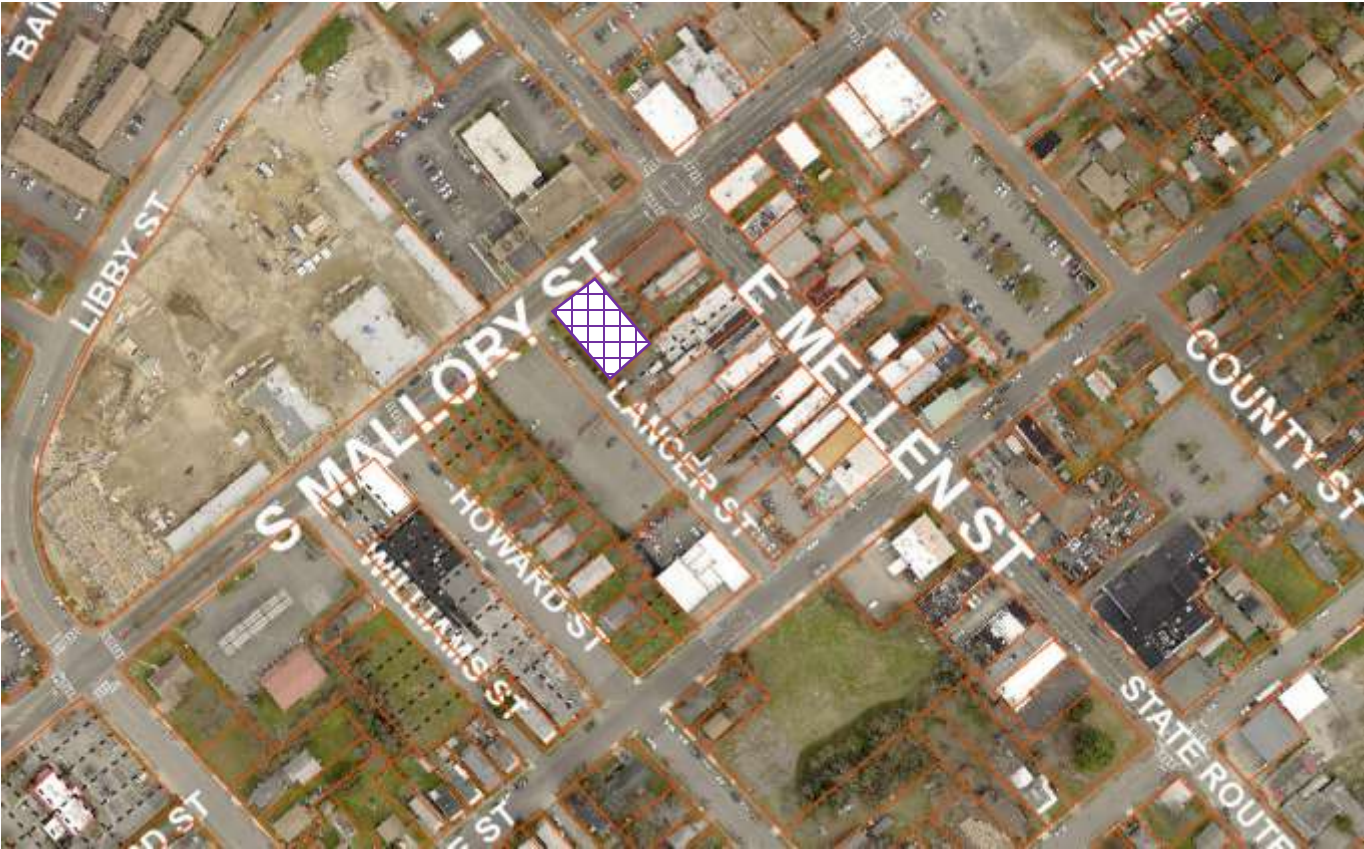
- (1) The property line dividing 115 S Mallory St from 117 S Mallory St shall be vacated prior to Site Plan approval.
- (2) Development at 115 and 117 S Mallory St shall be in substantial conformance with the submitted plan titled "Layout Plan" by Landtech Resources, Inc., dated February 1, 2021, an excerpt of which is attached as Exhibit B for reference.
- (3) Development at 115 and 117 S Mallory St shall be in substantial conformance with the submitted elevations titled "Elevation Views" and "Elevation Views: Front elevation" prepared by Michael Henry Architect, dated revised March 4, 2021 and March 5, 2021, excerpts of which are attached as Exhibit C for reference.
 - a. Maintenance of all site improvements, including landscaping, is required. All landscaping shall be maintained in healthy and growing conditions at all times, replacing unhealthy 50% or more, dead or completely dead plant material, within 90 days upon written notice of violation, except when replacements should be delayed because of seasonal factors until the next planting season. Replacement materials shall conform to the original intent of the approved plan as determined by the director of the department of community development or his designee.
 - b. The openings provided in the design of the front façade in order to provide street view of the front door shall not be obstructed or enclosed such that the door is no longer visible from the public sidewalk.
 - c. The façade materials indicated within the "Exterior Views" shall be installed and maintained in good condition.

3. Nullification

Once construction of the improvements depicted on the Layout Plan have commenced, then this use permit and all its conditions shall apply to the property, unless such improvements are demolished and no longer present on the property. The use permit shall automatically expire and become null and void if no building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council.

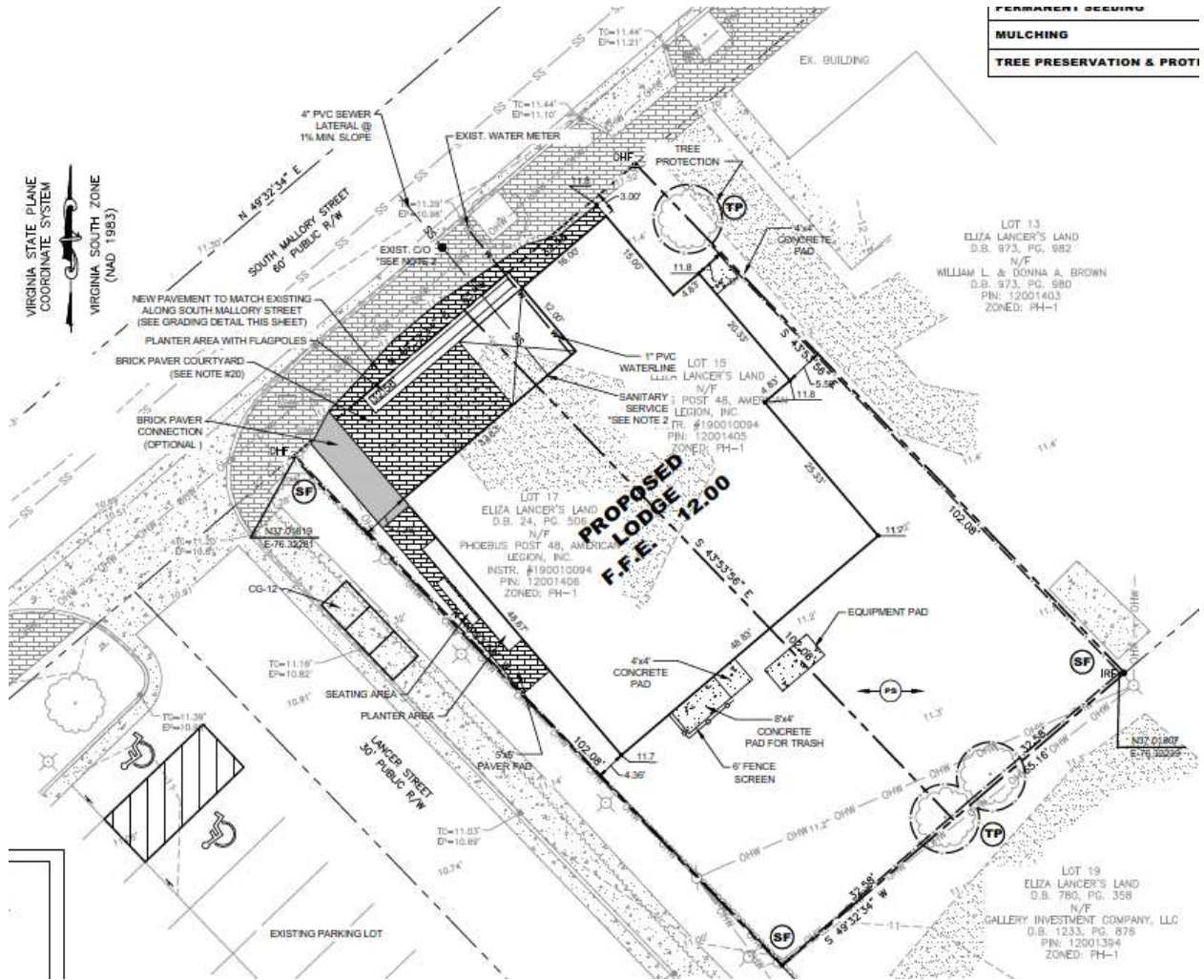
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Exhibit A – Subject Property



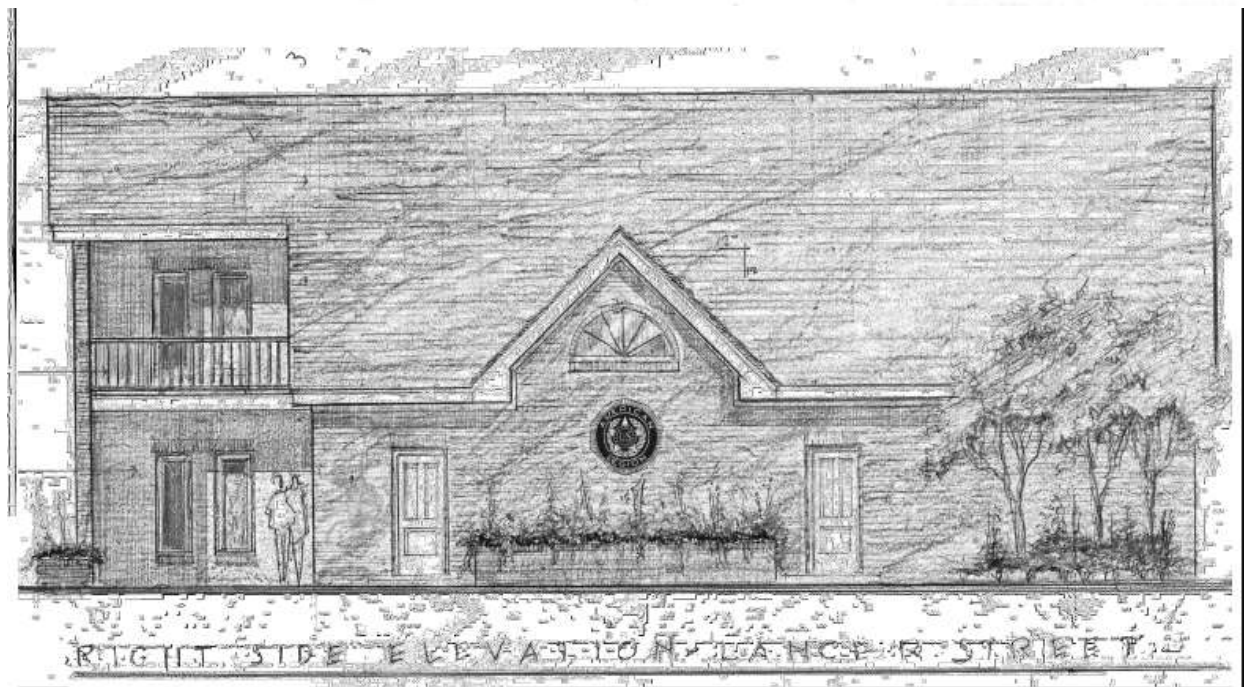
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Exhibit B – Layout Plan



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Exhibit C – Exterior Views



RIGHT ELEVATION \triangle
SCALE 1/4" = 1'-0"

