



Application for

Rezoning

Community Development Department
Planning Division

22 Lincoln Street, 5th Floor | Hampton, Virginia 23669
Phone 757-727-6140 | Fax 757-728-2449 | www.hampton.gov/planning



Application for
Rezoning

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

OFFICE USE ONLY
Date Received:

RECEIVED
03/20/2025

Case Number: RZ 25-00002

1. PROPERTY INFORMATION

Address or Location 4218 Victoria Boulevard, Hampton VA 23669

LRSN 2003764 Current Zoning District C-1 Proposed Zoning District MD-4

Mixed use commercial and residential. The ground floor was previously occupied by a ballet studio and the
Current Land Use upper floor consists of two apartments.

Proposed Land Use Would like to convert the whole building to multifamily 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 Adrian Mora

Address 5608 Eton Court City Alexandria State VA Zip 22312

Phone 5407103501 Email amoraconnect@gmail.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

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 _____

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

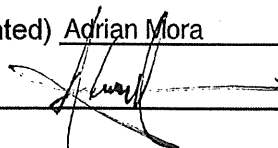
6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

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) Adrian Mora

Signature  Date 03/13/2025

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

TITLE CERTIFICATION AND LIEN DISCLOSURE
4218 Victoria Blvd., Hampton, Virginia 23669

The undersigned attorney for the owner of the real property designated by the City of Hampton, Virginia as RPC No.: 2003764 (the property) located in the City of Hampton, Virginia, pursuant to Section 14-24 of the Code of the City of Hampton hereby certifies to the following:

The real property which is the subject of this Certification is described as:

All that certain lot piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known, designated and described as Lot Numbered ONE (1), as shown on that certain plat entitled, "PLAT OF THE PROPERTY OF GENE M. BELL, LOT 1, J.S. DARLING'S LITTLE ENGLAND, CITY OF HAMPTON, VIRGINIA", dated February 1, 1968, made by C.K. Tudor, C.E. & C.L.S., a copy of which is duly recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Deed Book 402, page 871, to which reference is here made.

(See copy attached of the plat recorded at Deed Book 402, page 871)

That as of the date of this certification the undersigned certifies to the following:

That the current record holder of title is Adrian Mora who acquired title by deed dated May 28, 2024, from Christopher Lee Tormos and recorded June 3, 2024, in the Clerk's Office aforesaid as Inst. No.: 240006241.

That there are restrictions which affect the property contained in a deed recorded in the Clerk's Office aforesaid at Deed Book 55, page 125.

NOTE: The reverter clause contained in said deed was released by instrument recorded in the Clerk's Office aforesaid at Deed Book 402, page 872.

There are no easements or rights of way of record which affect the subject property.

There are no Deeds of Trust of record which encumber the subject property.

That there are no other liens of record affecting the subject property.

LIMITATIONS ON THE CERTIFICATION MADE BY THE TANNER LAW GROUP, P.L.C.:

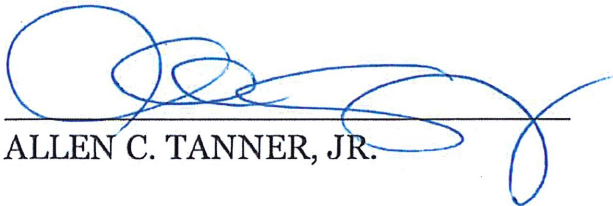
The undersigned make no representation as to matters of survey and relies on the plat recorded in the aforesaid Clerk's Office at Deed Book 402, page 871.

The undersigned make no representations as to matters not of record in the Clerk's Office of the Circuit Court for the City of Hampton.

This Certification is made to the City of Hampton, Virginia for the purposes of plan approval only and is not transferable or applicable to any other party.

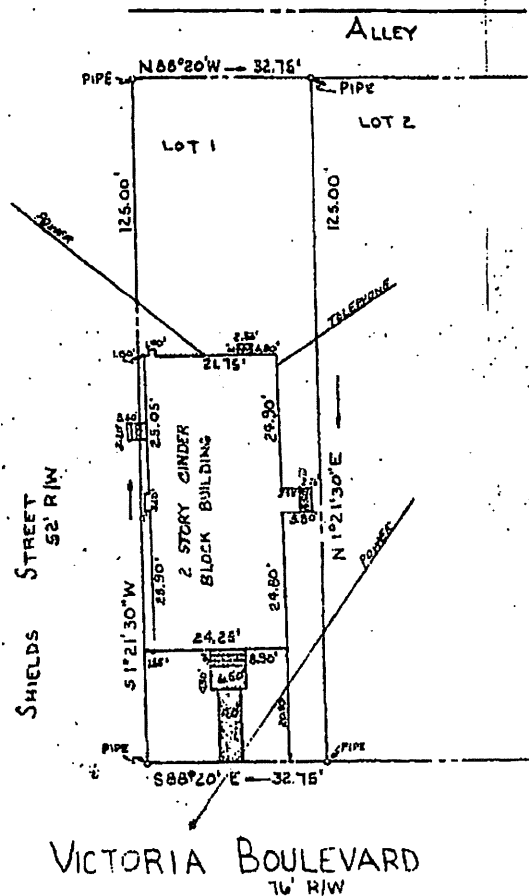
Effective Date 11/10/2025

THE TANNER LAW GROUP, P.L.C.



ALLEN C. TANNER, JR.

TANNER LAW GROUP, P.L.C.
11835 Fishing Point Drive
Suite 1031
Newport News, Virginia 23606
757-595-9000



In the Clerk's Office of the Circuit Court of the City of Hampton, Virginia Feb. 6
 A. D. 1948 at 2:30 P. M. The foregoing instrument was this day presented in office
 and upon certificate thereto annexed, admitted to record as the law directs.

Teste:

By C. M. Gibson, Clerk
Dep. Clerk

4218 VICTORIA BLVD.

This is to certify that on FEB 1, 1948 I
 surveyed 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.

C. K. Tudor

C. K. TUDOR C.E. & C.L.S.

F.B. 406 P.G. 48

PLAT OF THE PROPERTY OF
 GENE M. BELL

LOT 1 J.S. DARLING'S
 LITTLE ENGLAND
 CITY OF HAMPTON, VA.

C. K. TUDOR C.E. & C.L.S.

PILE ENGINEERING COMPANY
 NEWPORT NEWS, VIRGINIA

SCALE: 1" = 20'

DATE: FEB. 1, 1948

CJM

7

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN MAP BOOK 402 AT PAGE 871.

THIS IS TO DECLARE THAT I, ON DECEMBER 20, 2024, SURVEYED THE PROPERTY SHOWN HEREON. THIS SURVEY COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH IN 18VAC10-20-380 CODE OF VIRGINIA.

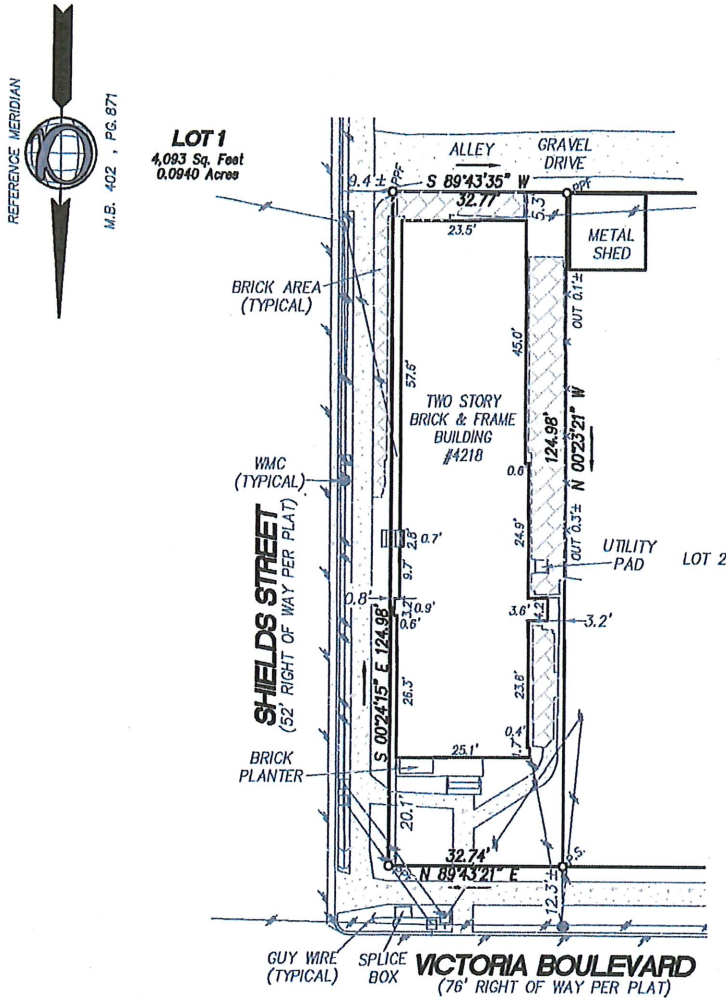
THE BUILDING SHOWN HEREON APPEARS TO LIE WITHIN ZONE X (OTHER AREAS) ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 515527-00254, DATED 05/10/2018. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

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NOTES:

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2. ALL VISIBLE FRANCHISE UTILITY APPURTENANCE (I.E. TRANSFORMER, UTILITY BOX, PEDESTAL, ETC.) MAY BE EVIDENCE OF AN EASEMENT.
3. ALL FENCES SHOWN HEREON ARE 48" CHAIN LINK UNLESS OTHERWISE NOTED.
4. ALL FENCE DIMENSION SHOWN HEREON ARE TO THE FACE OF THE FENCE UNLESS OTHERWISE NOTED.
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LEGEND

- EDGE OF PAVEMENT
- CURB
- CONCRETE CURB AND GUTTER
- PROPERTY LINE (R)
- CENTERLINE OF DITCH
- FENCE LINE
- PPF
- P.S.
- WMC
- CONCRETE
- UTILITY POLE WITH OVERHEAD WIRES

PHYSICAL SURVEY
OF

LOT 1

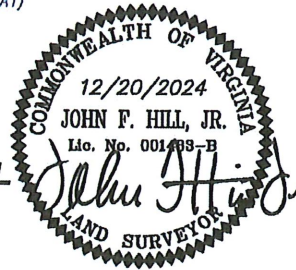
SUBDIVISION
OF

PROPERTY OF GENE M. BELL

HAMPTON, VIRGINIA

DECEMBER 20, 2024 SCALE: 1"=25'

EXCLUSIVELY FOR
ADRIAN MORA



PROJECT NO.: 25880
DRAWING NO.: 35980



ALPHATEC
SURVEYORS LTD.
530 WOODLAKE CIRCLE, SUITE 200, CHESAPEAKE, VA 23320
TEL.: (757) 963-5261 FAX: (757) 963-5262

Narrative Statement - Rezoning Application

4218 Victoria Blvd, Hampton, VA 23669

Need for the Rezoning:

The proposed rezoning is necessary to facilitate the development of **residential units** on the subject property. Previously used as a **dance studio**, the site is well-suited for residential conversion, aligning with the city's housing needs and urban planning objectives.

Proposed Use of the Site:

At this time, the proposal includes the development of **four single-bedroom apartments**. The property has the potential to accommodate **up to six units** in the future, subject to further approvals. The immediate focus is on ensuring a smooth transition to residential use while maintaining compliance with zoning and planning guidelines.

Description of Any New Structures to be Constructed:

The project primarily involves modifications to the **existing structure** to support the residential conversion. There are no plans for new standalone structures at this time, but interior reconfigurations and enhancements will be made to optimize the living space.

Anticipated Impact to Adjacent Properties:

The conversion from a commercial use (dance studio) to residential units is expected to have a **neutral or positive impact** on neighboring properties. The proposed development is consistent with the surrounding land use and will not introduce high-traffic or high-noise activities.

Anticipated Impact to City Services:

The transition to residential use is not anticipated to **overburden city services**, as the property was previously an active commercial space. Water, sewer, and waste services are expected to **remain within normal usage levels**. Parking has been evaluated, and the existing **on-site parking is sufficient** for the proposed units.

Conformance with the Hampton Community Plan (2006, as Amended):

This proposal aligns with the **Hampton Community Plan** by:

- **Supporting housing development** in an established neighborhood.
- **Utilizing existing infrastructure** to minimize urban sprawl.
- **Encouraging adaptive reuse** of underutilized commercial spaces for residential purposes.

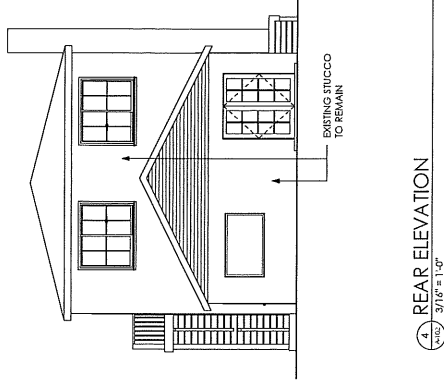
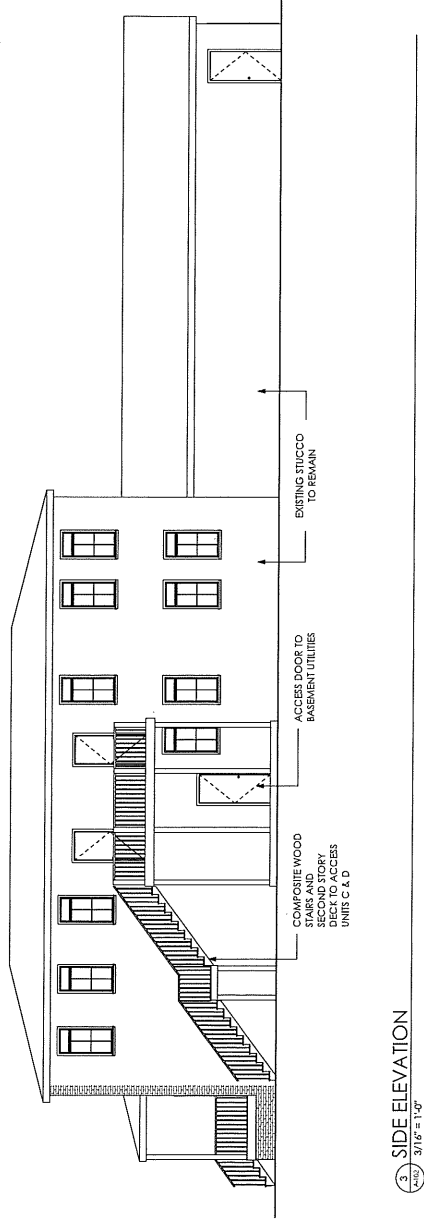
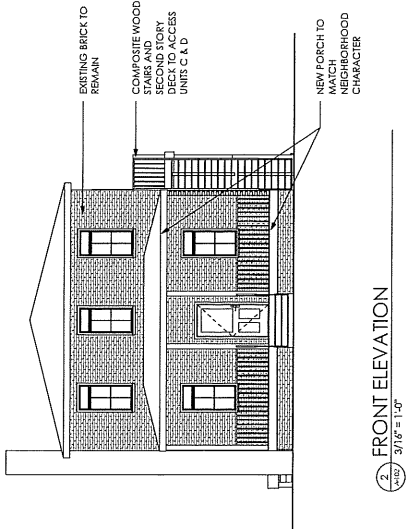
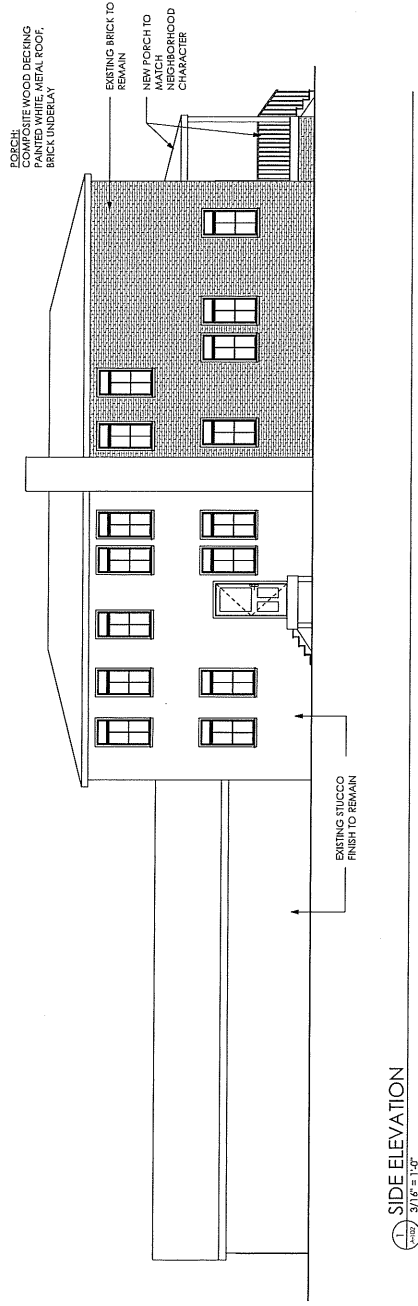
Conclusion:

Friday, March 14, 2025

This rezoning request reflects a **responsible and strategic** use of the property, addressing housing needs while respecting the character of the community. We appreciate the City of Hampton's consideration and look forward to the opportunity to **enhance neighborhood vitality** through this development.

Respectfully,
Adrian Mora

A handwritten signature in black ink, appearing to read "Adrian Mora", written in a cursive style.



EXTERIOR ELEVATIONS

4218 VICTORIA BLVD

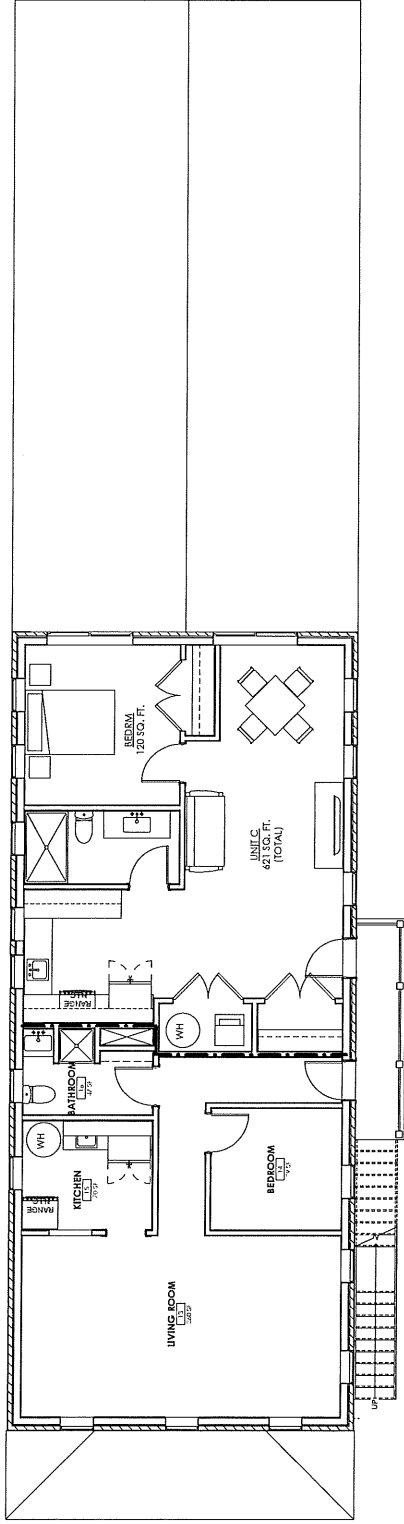
4218 VICTORIA BLVD
HAMPTON VA

CONCEPT DESIGN

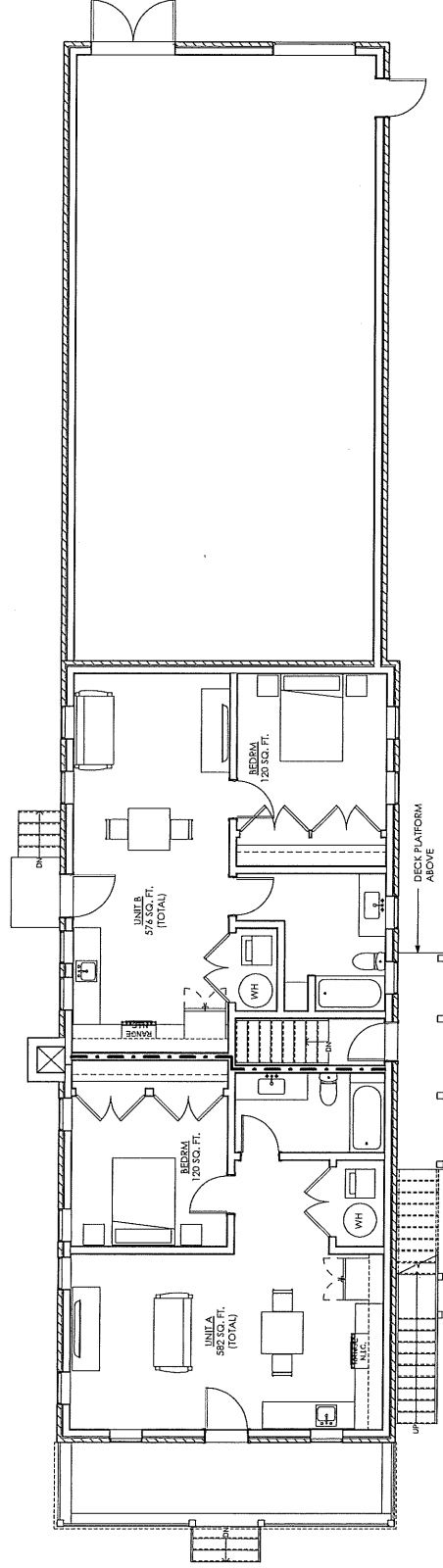
Project No.: 24026
Date: APRIL 26, 2025

B. GRACE
DESIGN

400 Cockey Street
Norfolk, VA 23510
+1 757 244 1360
www.bgracedesign.com



LEVEL 2



LEVEL 1

CONCEPT DESIGN

4218 VICTORIA BLVD
4218 VICTORIA BLVD
HAMPTON VA

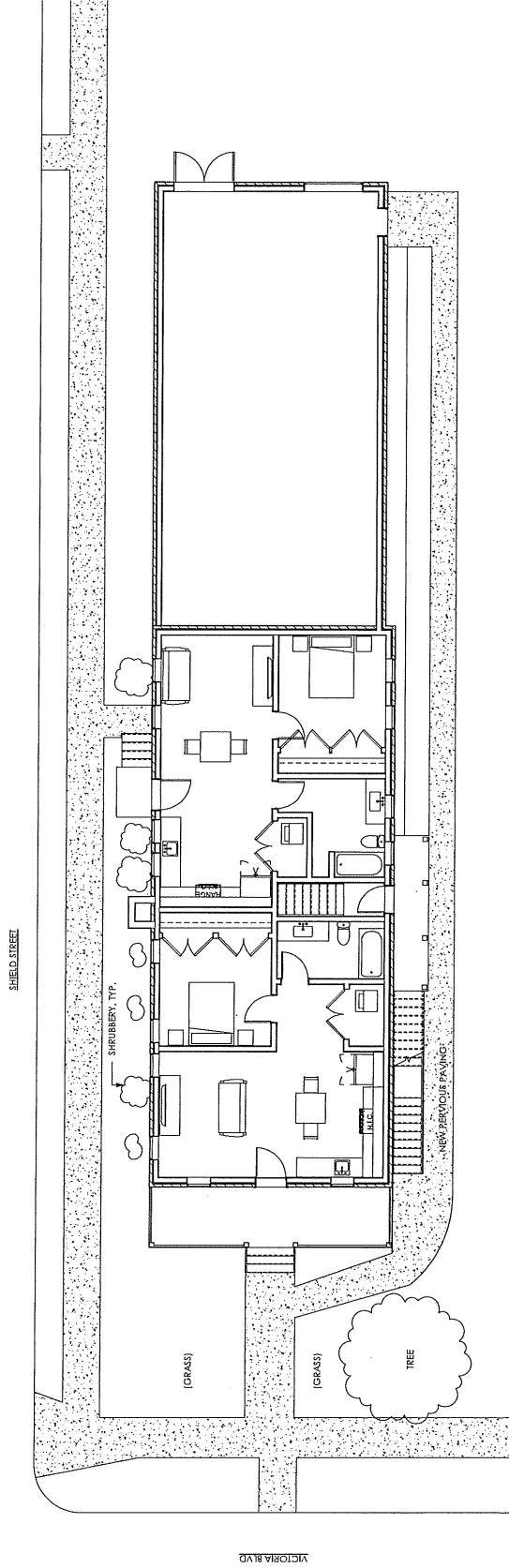
CONCEPT DESIGN

Project No.: 24026
Date: APRIL 28, 2023



B.GRACE
DESIGN

400 Cherry Street
Norfolk, VA 23510
+1.757.644.1300
www.bgracedesign.com



LANDSCAPE PLAN

4218 VICTORIA BLVD
4218 VICTORIA BLVD
HAMPTON VA

CONCEPT DESIGN

Project No.: 24026
Date: APRIL 20, 2023

**B.GRACE
DESIGN**

400 Oakley Street
Norfolk, VA 23510
+1 757 644 1300
www.bgracedesign.com

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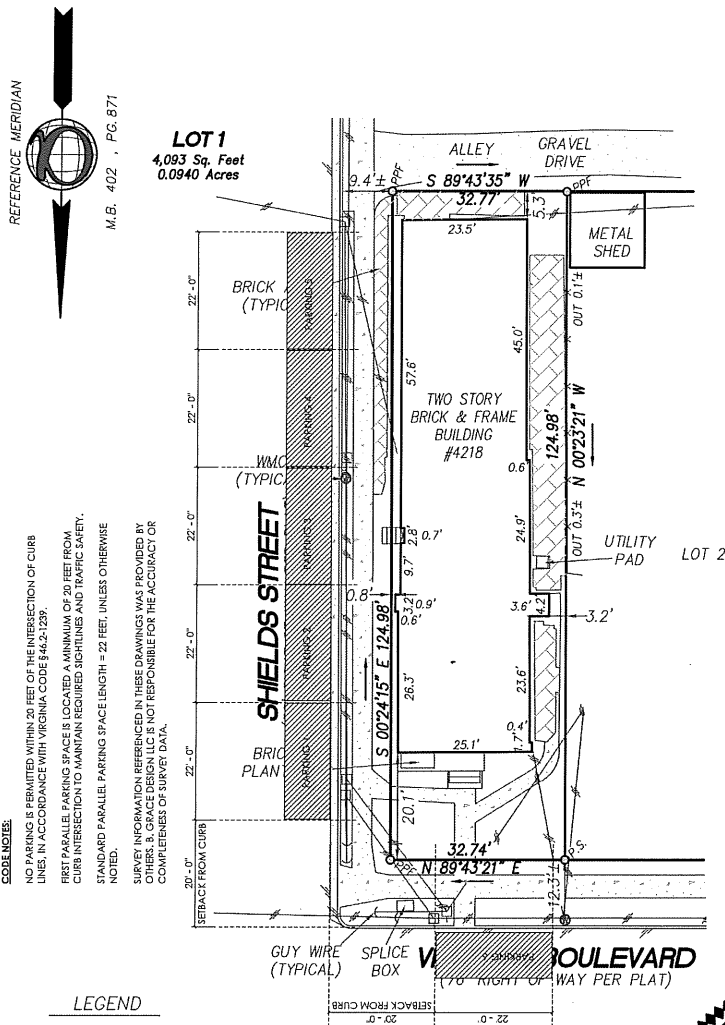
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CODE NOTES:

NO PARKING IS PERMITTED WITHIN 20 FEET OF THE INTERSECTION OF CURB LINES, IN ACCORDANCE WITH VIRGINIA CODE §46.2-1239.
FIRST PARALLEL PARKING SPACE IS LOCATED A MINIMUM OF 20 FEET FROM CURB INTERSECTION TO MAINTAIN REQUIRED SIGHTLINES AND TRAFFIC SAFETY.
STANDARD PARALLEL PARKING SPACE LENGTH - 22 FEET, UNLESS OTHERWISE NOTED.
SURVEY INFORMATION REFERENCED IN THESE DRAWINGS WAS PROVIDED BY B. GRACE DESIGN LLC. B. GRACE DESIGN LLC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SURVEY DATA.

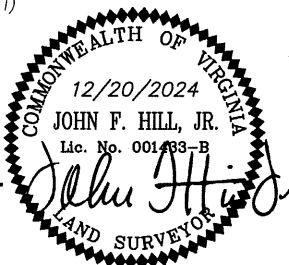
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- CONCRETE
- UTILITY POLE WITH OVERHEAD WIRES



PROJECT NO.: 25880
DRAWING NO.: 35980

PHYSICAL SURVEY
OF
LOT 1
SUBDIVISION
OF
PROPERTY OF GENE M. BELL
HAMPTON, VIRGINIA
DECEMBER 20, 2024 SCALE: 1"=25'
EXCLUSIVELY FOR
ADRIAN MORA



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TEL.: (757) 963-5261 FAX: (757) 963-5262

4 PARKING SPOTS REQUIRED BY
CODE, 1 FOR EACH UNIT, MAX
1.5 PER UNIT

PARKING LAYOUT

4218 VICTORIA BLVD
4218 VICTORIA BLVD
HAMPTON VA

CONCEPT DESIGN

Project No.: 24026
Date: APRIL 26, 2025

B.GRACE DESIGN

Setback Analysis and Site Condition Summary

4218 Victoria Blvd | Hampton, VA

1. Existing Site Conditions

The subject property, 4218 Victoria Blvd, is currently zoned **C-1** and is proposed for rezoning to **MD-4 (Medium Density Multifamily Residential District)**. Existing site conditions show that the primary structure does not meet the setback requirements specified for MD-4 zoning.

As documented in the attached site photographs, adjacent properties exhibit accessory structures and primary buildings aligned similarly to the extents of our existing building. These images confirm that the current site context features a consistent setback pattern among neighboring properties, supporting the existing built condition.

2. Applicable Zoning Requirements (MD-4 District)

Per the City of Hampton Zoning Ordinance [§5-5.3](#):

- **Front Yard:** No minimum front yard setback; maximum setback of twenty-five (25) feet.
 - *Note:* Parking is prohibited within the front yard.
 - **Side Yard:** No minimum side yard setback unless the property abuts a one-family residential district, in which case a minimum setback of twenty (20) feet is required.
 - **Rear Yard:** Twenty (20) foot minimum rear yard setback unless abutting a one-family residential district, in which case thirty (30) feet is required.
 - **Minimum Dwelling Area:** Each multi-family unit must have a minimum dwelling area of 500 square feet.
-

3. Nonconformity Acknowledgment and Contextual Alignment

Although the existing building does not strictly conform to the MD-4 side and/or rear yard setback standards, the surrounding context demonstrates a consistent pattern of reduced setbacks, accessory structures, and encroachments.

B.GRACE DESIGN

Given the surrounding development pattern, the property's existing condition is contextually appropriate and in alignment with the established character of the block. Any future improvements or redevelopment of the property would be evaluated for compliance with current zoning requirements, but the current structure represents a reasonable continuation of the adjacent built environment.

Attachments:

- Site photographs demonstrating alignment with adjacent properties

Figure 1: Side Yard adjacent to Sidewalk showing Building located on 4218 Victoria Blvd



B.GRACE DESIGN

Figure 2: View of alleyway behind 4218 Victoria Blvd, illustrating existing accessory structures and garages constructed along the property lines. This image demonstrates the prevailing development pattern with minimal rear setbacks among adjacent properties.

