



April 21, 2026

TO: James Jordan
317 Woodside Dr
Hampton, Va 23669

RE: Revocation of Zoning Administrator Permit, ZAP 2024-0271, Short-term Rental (STR), 317 Woodside Drive, LRSN: 12000089

Dear Mr. Jordan,

The Community Development Department was notified of multiple incidents at the location of 317 Woodside Drive, LRSN: 12000089, which are in violation of the approved Zoning Administrator Permit ("ZAP") for operation of an STR at this location.

Overnight Occupancy: In accordance with the ZAP conditions and the approved floor plan, the maximum number of people on the property between the hours of 10:00 PM and 7:00 AM shall not exceed that authorized by the approved floor plan for overnight lodging (8 people).

- On 5/25/2025 at 2:06 AM, HPD reported a loud party occurring. HPD advised this was in violation of the ZAP conditions as there were more than 8 people at the party.
- On 6/14/2025 at 10:39 PM, HPD received complaints of a party at this residence. HPD contacted the renter, who admitted to having a graduation party and asking a large group of juveniles to leave just before HPD's arrival. Upon entering the residence, HPD counted 16 individuals, which exceeds the allowed eight (8) occupants past 10:00 PM.

Daytime Occupancy: In accordance with the ZAP conditions and the approved floor plan, the maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed twice the number of people authorized for overnight lodging (16 people).

- On 4/4/2026 between 4:55 PM and 6:40 PM, HPD received multiple complaints of over 100 people gathering for a party at the STR. HPD responded, and confirmed there were over 100 people at the residence.

Events: In accordance with ZAP conditions, the STR shall not include any events, which is defined in the Zoning Ordinance to include various types of parties and celebrations.

- On 5/25/25 at 2:06 AM, HPD responded to a call for loud pool party at this STR.
- On 6/14/2025 at 10:39 PM, HPD received complaints of a party at this residence. Upon making contact the renter admitted to having a graduation party.
- On 4/4/2026 between 4:55 PM and 6:40 PM, HPD received multiple complaints of loud music, beverages on-site that appeared to be alcoholic in nature, and vehicles interfering with flow of traffic. HPD responded and remained on scene for nearly three (3) hours to ensure the party was cleared out.
- At 10:20 PM and 11:18 PM on 4/4/2026, HPD received more calls that the party resumed. HPD responded and remained on scene around 40 minutes to ensure the party ended.

Noise: In accordance with ZAP conditions and the fact sheet, the STR shall maintain compliance with the City of Hampton noise ordinance.

- On 5/25/2025 at 2:06 AM, HPD responded to a call for loud pool party at this STR. HPD advised the renter that this noise level was in violation of the City noise ordinance as the party was creating noise that was plainly audible in a residential area at 100 or more feet from the party between the hours of 10:00 PM and 7:00 AM.
- On 4/4/2026, multiple calls were made to HPD from 4:55 PM until 6:40 PM about a loud party in violation of the City noise ordinance. HPD responded and advised this was a violation as the music from the party could be plainly heard from a dwelling unit at a distance of 100 or more feet in any direction between the hours of 7:00 AM and 10 PM

Based on these incidents, I find the short-term rental located at the address of 317 Woodside Drive has had multiple violations of the conditions of the approved Zoning Administrator Permit, ZAP 2024-0271. Pursuant to the ZAP, operating outside the conditions constitutes a violation of the zoning ordinance which may result in revocation of the ZAP. As a result of the repeat violations described above, Zoning Administrator Permit 2024-0271 is hereby revoked.

Pursuant to Section 3-3(29)(d) of the City of Hampton Zoning Ordinance, you have the right to appeal this decision within 30 days to the Hampton City Council. If an appeal is not filed within 30 days of the date of this decision, you shall lose the right to appeal and this decision will become final and unappealable. Additional information and an application for appeal can be obtained from the Community Development Department in Hampton City Hall at 22 Lincoln Street.

If you have any questions, please let me know.

Regards,

Melvion V. Fulgham, CZA
Zoning Administrator
City of Hampton
(757) 728-2433, melvion.fulgham@hampton.gov

CC: *,via email*