

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, DECEMBER 21, 2017 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 17-00013 to Amend and Re-Enact Chapter 1, Section 1-23 of the Zoning Ordinance of the City of Hampton, Virginia Entitled, "General Provisions" by amending Section 1-23 Pertaining to Projections Allowed in Yards. Approval of this amendment would permit unenclosed porches to project into the required side yard of a corner lot;

WHEREAS: the development standards for O-IH District – Overlay Infill Housing are intended to ensure that new/infill developments throughout the City and specifically within the Master Plan areas are contextually sensitive, reinforce a sense of place, and generally enhance existing neighborhoods;

WHEREAS: "*A Pattern Book for Hampton*", which is a guiding development for infill development within several of Hampton's historic areas, encourages entrances and porches facing public rights-of-way;

WHEREAS: porches are important to the character of neighborhoods and a contributing element of good streets;

WHEREAS: currently the ordinance accounts for and accommodates the projection of front porches but does not allow a similar projection into a side yard that fronts on a public street;

WHEREAS: developers have encountered difficulties applying the intent of the development standards on corner lots;

WHEREAS: this proposed amendment affords the same projection allowance for side yards as front yards, which will enable unenclosed porches to occur on the side of a residence, which in many instances serve as a "second front"; and

WHEREAS: no one from the public spoke for or against this proposal.

NOW, THEREFORE, on a motion by Commissioner Carole Garrison and seconded by Commissioner Jimmy Gray,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 17-00013.

A roll call vote on the motion resulted as follows:

AYES:	Garrison, Kellum, Gray, Peterson, Southall
NAYS:	None
ABST:	None
ABSENT:	Coleman, Carter

A COPY; TESTE:



Terry P. O'Neill
Secretary to the Commission