



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
CDD 5TH FLOOR
MAR 21 2024

Case Number: RZ 24-00004

1. PROPERTY INFORMATION

Address or Location 1721 N King St., Hampton VA 23669
LRSN _____ Current Zoning District C12 R/M Proposed Zoning District C1
Current Land Use Commercial
Proposed Land Use Commercial
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 Armia Real estate LLC
Address 1721 N King St. City Hampton State VA Zip 23669
Phone 917-346-4443 Email HamptonPTg@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 Arminia Real estate LLC

Signed by:

Name (printed) Arminia Chonous, Its (title) owner

Signature [Signature] Date 3/21/24

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

☐ Application Form

☐ Narrative Statement

☐ Proffer Statement

☐ Application Fee

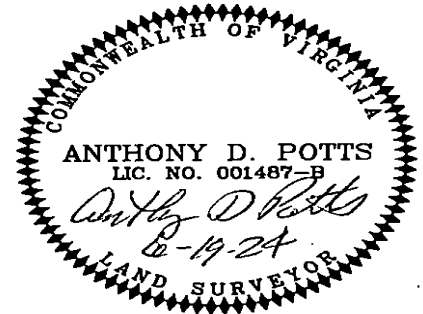
☐ Survey Plat

☐ Additional materials (if required)

BACK RIVER
←-FLOOD EBB->

N 05°30'00" W 75.00'
(TRAV. LINE ONLY)

DB 88 PG 27



PROPERTY LINES EXTEND
TO M.L.W. OF BACK RIVER

LOT 15A
42,000 SQ. FT.
0.9642 ACRES
(INSIDE TRAV. LINE)

LOT 14

LINE	BEARING	DISTANCE
L1	N 84°30'00" E	5.00'
L2	N 84°30'00" E	5.00'

ZONE VE (EL 10)

ZONE AE (EL 9)

(370.00' TO TRAV. LINE)

S 84°30'00" W 375.00'±

BROUGHTON LANE
30' R/W

N 05°30'00" W 75.00'

10' DRAINAGE EASEMENT

LIMWA LINE

LOT 17

LOT 16
27,750 SQ. FT.
0.6371 ACRES
(INSIDE TRAV. LINE)

PROPERTY LINE HEREBY VACATED

LOT 15
14,250 SQ. FT.
0.3271 ACRES

PERCY LANE
40' RW

N 84°30'00" E 190.00'

N 84°30'00" E 185.00'

ZONE AE (EL 9)

ZONE AE (EL 8)

75.00'

S 05°30'00" E

S 05°30'00" E 75.00'

N. KING STREET
R/W VARIES
STATE ROUTE 278

SHEET 2 OF 2
#1721 N. KING STREET

REV. 7/2/24

PROPERTY LINE VACATION ON THE PROPERTY OF

ARMIA REAL ESTATE, LLC

LOTS 15 & 16

BLOCK "N"

SHERWOOD PARK

HAMPTON, VIRGINIA

ADPA

A.D. POTTS & ASSOCIATES, INC.

11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

PHONE: (757) 595-4610

SCALE: 1"=40'

DATE: 6/19/24

THIS IS TO CERTIFY THAT THE LAND EMBRACED
IN THIS PROPERTY LINE VACATION IS IN THE NAME
OF ARMIA REAL ESTATE, LLC BY DEED
DATED AUGUST 13, 2020 RECORDED IN
INSTRUMENT NO. 200011267 IN THE CIRCUIT COURT
OF HAMPTON, VIRGINIA

ANTHONY D. POTTS, L.S.

SHERWOOD-PARK-BN-15A-PLV.DWG

F.B. PG.

JOB NO.24-220

ESKAROUS/MGP

CERTIFICATION OF TITLE
1721 N. KING STREET, HAMPTON, VA 23669

The undersigned is the attorney for the owner of the real property designated by Hampton, Virginia as RPC Nos. 8005028 & 8005027, located in the City of Hampton, Virginia, commonly identified as 1721 N. King Street, Hampton, VA 23669 (the "Property"), more particularly described as follows:

ALL THOSE certain lots or parcels of land located in the City of Hampton, Virginia, on North King Street, formerly Langley Field Road, known and designated as Lot 15A, as shown on that certain plat entitled, "PROPERTY LINE VACATION ON THE PROPERTY OF ARMIA REAL ESTATE, LLC " made by A.D. Potts & Associates, Inc. Land Surveyor, and duly recorded on July 9, 2024 as Instrument Number 240007750, in the Clerk's Office of the Circuit Court of Hampton, Virginia.

I hereby certify, as required by Section 14-24 of the Code of the City of Hampton, based on the attached title report issued by Clear Skies Title dated July 29, 2020 ("Title Report"), title update by Anderson Legal Group, PC for the period from July 29, 2020 to June 23, 2024 ("Title Update") and as revised by the subsequent plat of PROPERTY LINE VACATION ON THE PROPERTY OF ARMIA REAL ESTATE, LLC " made by A.D. Potts & Associates, Inc. Land Surveyor, and duly recorded on July 9, 2024, as Instrument Number 240007750, in the Clerk's Office of the Circuit Court of Hampton, Virginia ("Plat"), that (i) the title to the Property is held in the name of Armia Real Estate LLC, a Virginia limited liability company, and (ii) the Property was acquired by Armia Real Estate LLC by deed of bargain and sale from Danny Webster Irvin and Vera Helena Irvin dated August 13, 2020, and recorded August 19, 2020, in the Clerk's Office of the Circuit Court of Hampton, Virginia, as Instrument No. 200011267.

Based solely on the Title Report and Title Update, I certify that there are as of the date of this certification, no deeds of trust or liens affecting the Property.

LIMITATIONS ON CERTIFICATION BY ANDERSON LEGAL GROUP, PC:

1. This Certification is made to the City of Hampton, Virginia, for the purposes of the owner's application with the City to rezone the Property and is not transferable or applicable to any other party.
2. This certification by Jeffrey S. Anderson and Anderson Legal Group, PC is made in reliance on the Title Report and Title Update and is limited to the matters disclosed in the Title Report and Title Update.

ANDERSON LEGAL GROUP, PC

Date: 7/30/24



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