



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

OCT 21 2015

PLANNING DEPT.

Case Number: RZ 15-0006 - - - - -

1. PROPERTY INFORMATION

Address or Location 960, 1014, 1020 and 1018 Big Bethel Road, Hampton, VA 23666

LRSN 4001445, 4001446, 4001447, 4001448 Current Zoning District C-2 and R-11 Proposed Zoning District MD-1

Current Land Use Undeveloped acreage, single family home

Proposed Land Use Multifamily residences

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION – see attached

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Franciscus Homes, Inc.

Address 616 Village Drive, Suite G City Virginia Beach State VA Zip 23454

Phone (757) 425-8391 x114 Email gwerner@franciscushomes.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Lawrence G. Cumming and Sarah E. Messersmith

Address 2236 Cunningham Drive City Hampton State VA Zip 23666

Phone 757-224-2900 Email lgcumming@kaufcan.com / semessersmith@kaufcan.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS – see attached

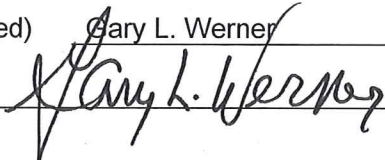
6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS – see attached

7. CERTIFICATION FOR LEGAL ENTITY APPLICANT

"I hereby submit that I am legally authorized to execute this application on behalf of the contract purchaser of this property. I have read this application and it is submitted with my full knowledge and consent. 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 Franciscus Homes, Inc.

Signed by:
Name (printed) Gary L. Werner, Its (title) President
Signature  Date 10-21-15

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

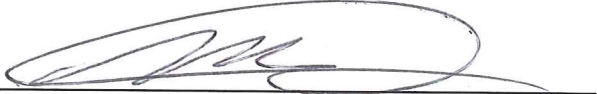
CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER	APPLICANT (IF NOT THE OWNER)
NAME: SLL Properties, L.L.C.	NAME: Franciscus Homes, Inc.
PROPERTY OWNED: 960 and 1014 Big Bethel Road, Hampton, VA 23666	ADDRESS AND PHONE NUMBER: 616 Village Drive, Suite G Virginia Beach, VA 23454 757-425-8391 x114 gwerner@franciscushomes.com
MAILING ADDRESS AND PHONE NUMBER: 34 W. Queens Way Hampton, VA 23669 (757) 722-2131	APPLICANT'S AGENT
	NAME: Lawrence G. Cumming and Sarah E. Messersmith
	ADDRESS AND PHONE NUMBER: 2236 Cunningham Drive Hampton, VA 23666 757-224-2900 lgcumming@kaufcan.com semessersmith@kaufcan.com

OWNER AUTHORIZATION: I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of the 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.

PROFFER CONSENT: I hereby voluntarily proffer the special conditions attached to the subject application relating to the physical development or physical operation of the property under consideration. I further agree that the development of the property shall be in strict accordance with such conditions, unless an amendment thereto is mutually agreed upon by the City Council, the applicant and the current owners.

OWNER'S NAME: SLL Properties, L.L.C.

OWNER'S SIGNATURE: 
NAME AND TITLE: J. Robert Harris, III, Manager

DATE: 10/20/15

CURRENT PROPERTY OWNER INFORMATION AND CONSENT

CURRENT PROPERTY OWNER

NAME: Pamela Taylor Gregory

PROPERTY OWNED: 1020 and 1018 Big Bethel Road, Hampton, VA 23666

MAILING ADDRESS AND PHONE NUMBER:

1024 Big Bethel Road
Hampton, VA 23666
(757) 826-5477

APPLICANT (IF NOT THE OWNER)

NAME: Franciscus Homes, Inc.

ADDRESS AND PHONE NUMBER:

616 Village Drive, Suite G
Virginia Beach, VA 23454
757-425-8391 x114

gwerner@franciscushomes.com

APPLICANT'S AGENT

NAME: Lawrence G. Cumming
and Sarah E. Messersmith

ADDRESS AND PHONE NUMBER:

2236 Cunningham Drive
Hampton, VA 23666
757-224-2900

lgcumming@kaufcan.com

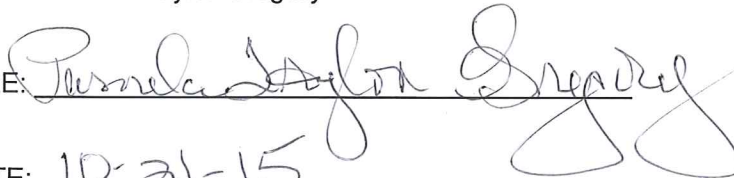
semessersmith@kaufcan.com

OWNER AUTHORIZATION: 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.

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OWNER'S NAME: Pamela Taylor Gregory

OWNER'S SIGNATURE:



DATE:

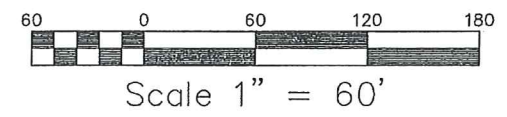
10-21-15

RECORD NORTH
(PLAT BOOK 4, PAGE 4)

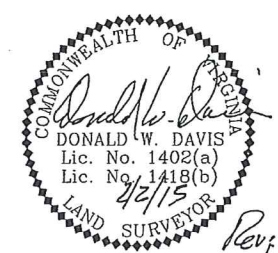
NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON IS
REFERENCED TO NAVD 1988 DATUM.

RECEIVED
OCT 21 2015
PLANNING DEPT.

(C1)
R=615.14'
Δ=65°25'37"
L=702.44'
CH.=664.89
CH. BRG.=N 08°31'47" W



- REFERENCES:
INST. #060007717
D.B. 958, PG. 1561
P.B. 4, PG. 4
INST. #090003196
D.B. 220, PG. 289
INST. #06001440
D.B. 404, PG. 482
D.B. 404, PG. 486
D.B. 1223, PG. 1115
D.B. 871, PG. 475



- SYMBOLS:
- PIPE FOUND
 - IRON ROD SET
 - IRON ROD FOUND
 - CONC. MONUMENT

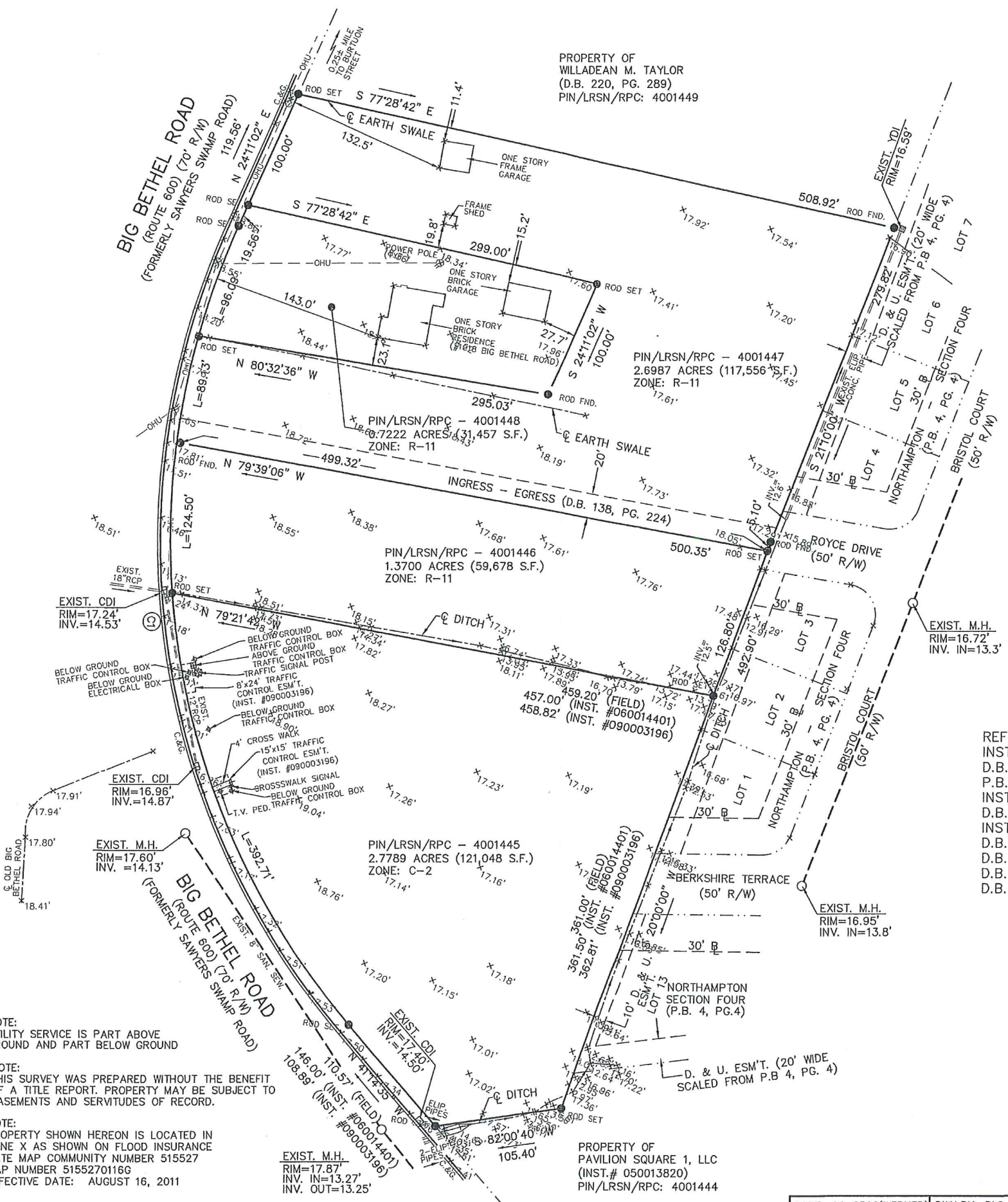
HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS OF BUILDINGS UNLESS SHOWN HEREON.

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
YORK COUNTY, VIRGINIA

NOTE:
UTILITY SERVICE IS PART ABOVE GROUND AND PART BELOW GROUND

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.

NOTE:
PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 515527 MAP NUMBER 5155270116G EFFECTIVE DATE: AUGUST 16, 2011



JOB LOCATION : #S 950, 1014, 1018 & 1020 BIG BETHEL ROAD		
PLAT OF THE PROPERTY OF: FRANCISCUS HOMES		
TOPOGRAPHIC SURVEY OF FOUR PARCELS OF LAND CONTAINING: 7.5698 ACRES (TOTAL) PIN/LRSN/RPC: 4001445 - 2.7789 ACRES (121,048 S.F.) 4001446 - 1.3700 ACRES (59,678 S.F.) 4001447 - 2.6987 ACRES (117,556 S.F.) 4001448 - 0.7222 ACRE (31,547 S.F.) CITY OF HAMPTON, VIRGINIA		
CODE: 14-0502(WERNER)	DWN.BY: RLS	SCALE: 1" = 60'
TO: WERNER		DATE: 2 FEB. 2015
REVISED: 28 AUGUST 2015		

PROPERTY OF
WILLADEAN M. TAYLOR
(D.B. 220, PG. 289)
PIN/LRSN/RPC: 4001449

PIN/LRSN/RPC - 4001447
2.6987 ACRES (117,556 S.F.)
ZONE: R-11

PIN/LRSN/RPC - 4001448
0.7222 ACRES (31,457 S.F.)
ZONE: R-11

PIN/LRSN/RPC - 4001446
1.3700 ACRES (59,678 S.F.)
ZONE: R-11

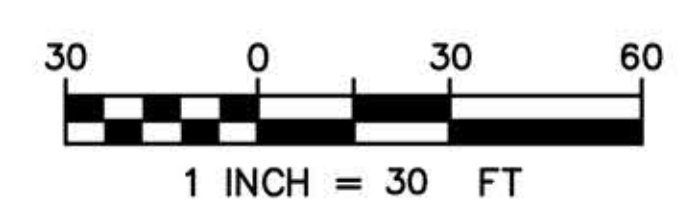
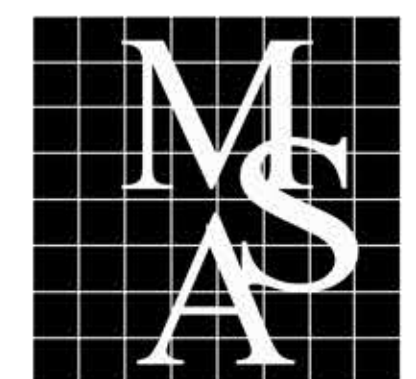
PIN/LRSN/RPC - 4001445
2.7789 ACRES (121,048 S.F.)
ZONE: C-2

PROPERTY OF
PAVILION SQUARE 1, LLC
(INST.# 050013820)
PIN/LRSN/RPC: 4001444

CONCEPTUAL SITE LAYOUT PLAN OF BIG BETHEL ROAD PROPERTY

HAMPTON, VIRGINIA

Site Data	
PIN/LRSN/RPC:	4001448 4001447 4001446 4001445
Site Area:	7.5698 AC
Existing Zoning:	R-11 & C-2
Proposed Zoning:	MD-2



MSA, P.C.
 Environmental Sciences • Planning • Surveying
 Civil & Environmental Engineering • Landscape Architecture
 5033 Rouse Drive, Virginia Beach, VA 23462
 757-490-9264 (Ofc) 757-490-0634 (Fax)
 www.msaonline.com
 MSA PROJ. 15110

SECTION-ELEVATION 'A'
SCALE: 1" = 10'

DATE: 11/10/15
EXHIBIT FOR REZONING

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A SITE SURVEY, THEREFORE, PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SITE SPECIFIC DATA ARE APPROXIMATE. CONCEPT DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL FOR A PROPERTY; THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY FINANCIAL OR LEGALLY BINDING TRANSACTION.

The FRANCISCUS Design Group, Inc.

RECEIVED

OCT 21 2015

PLANNING DEPT.



ACTUAL BUILDING MAY DIFFER FROM ARTIST RENDERING

PRESENTS:

Big Bethel Road Hampton, VA

Big Bethel Road
Hampton, VA

CODE & INDEX

FRANCISCUS Design Group, Inc.
CLASS A CONTRACTORS LICENSE #2701019361A
616 VILLAGE DRIVE, SUITE G
VIRGINIA BEACH, VA 23454-4276
PHONE (757)425-8391 FAX (757)309-4140

FRANCISCUS
Design Group, Inc.

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STRUCTURE DESIGN LOADS:

DESIGN LOADS FOR ROOF:
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD

DESIGN LOAD FOR ATTIC FLOOR (ATTIC TRUSS)

20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD

DESIGN LOAD FOR FLOOR:

40 PSF LIVE LOAD
15 PSF DEAD LOAD
55 PSF TOTAL LOAD

GROUND SNOW LOAD:

10PSF

Guards & Hand Rails: 200 LL
Stairs: 40 LL
Decks: 40 LL
Exterior Balconies: 60 LL

NOTE: SOUTHERN YELLOW PINE NO. 2 SHALL BE USED FOR CONVENTIONAL HEADERS AND BEAMS. ENGINEERED LUMBER AS PER MANUFACTURER AND/OR P.E. INSTRUCTIONS.

BASIC ABBREVIATIONS:

A.F.F. ABOVE FINISHED FLOOR
A.H.U. AIR HANDLING UNIT
A.O. ARCHED OPENING
C.O. CASED OPENING
CATH. CATHEDRAL
C.E. CEILING
CONT. CONTINUOUS
DIA. DIAMETER
DBL. DOUBLE
DBL'D. DOUBLED
D.O. DOUBLE OVEN
D.S. DISAPPEARING PULL-DOWN STAIRS
D.W. DISHWASHER
ELEV. ELEVATOR
FR. FRENCH
G.W.B. GYPSUM WALL BOARD
HT. HEIGHT
JST. JOIST
M.O. MASONRY OPENING
O.A.S. OR AS SELECTED
O/C OH CENTER
PT. PRESSURE TREATED
QTR. QUARTER
R. RISER
REFG. REFRIGERATOR
R.O. ROUGH OPENING
SQ. SQUARE
SHWR. SHOWER
TRTD. TR.TREATED WOOD
TRD. TREAD
T & G TONGUE AND GROOVE
T.O.P. TOP OF WINDOW
U.N.O. UNLESS NOTED OTHERWISE
W. WITH
W.W.F. WEIDED WIRE FABRIC

CODE COMPLIANCE: 2012 VIRGINIA CONSTRUCTION CODE

USE GROUP: R-2 RESIDENTIAL

TYPE CONSTRUCTION: V-B (UNPROTECTED)

WIND LOAD: ≤110 MPH. EXPOSURE B.

WINDOWS SHALL HAVE A MIN. DP30 RATING.
FENESTRATION U FACTOR: 0.35 MIN.

EXTERIOR DOORS SHALL HAVE A DP45 MAX. RATING.

PLAN DRAFTED BY: MONTY J. ANDERSON A.I.B.D.
CHESAPEAKE, VA 23322

PLAN DATE: OCTOBER 20, 2015
REVISED:

INDEX:

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A-1 FIRST FLOOR PLAN & DETAILS
A-2 SECOND FLOOR PLAN & DETAILS
A-3 ELEVATIONS - FRONT & LEFT
A-4 ELEVATIONS - REAR & RIGHT
A-5 ANGLED ELEVATIONS

REVISIONS

NO.	DESCRIPTION

PROJECT

15-041
DATE
10/20/15
SCALE
NOTED

SHEET

A-0
of 6
TOTAL



USABLE LIVING AREA FOOTAGE

SQUARE FOOTAGE UNIT I

1ST FLOOR	872.88
2ND FLOOR	485.41
Subtotal	1,358.29
GARAGE	242.00
Total	1,600.29
Grand Total	1,600.29
Garden Patio	110.33

All dimensions approximate

SQUARE FOOTAGE UNIT II

Unit II 1st Floor	585.42
Unit II 2nd Floor	885.44
Subtotal	1,470.86
GARAGE	233.00
Total	1,703.86
Grand Total	1,703.86
Garden Patio	91.86

All dimensions approximate

SQUARE FOOTAGE UNIT III

Unit #3 1st FLOOR	794.47
Unit #3 2nd FLOOR	870.78
Subtotal	1,665.25
GARAGE	291.30
Total	1,956.55
Grand Total	1,956.55
Garden Patio	111.96

All dimensions approximate

SQUARE FOOTAGE UNIT IV

Unit #4 1st Floor	606.95
Unit #4 2nd Floor	858.85
Subtotal	1,465.80
GARAGE	215.00
Total	1,680.80
Grand Total	1,680.80
Garden Patio	90.83

All dimensions approximate

SQUARE FOOTAGE UNIT V

Unit V 1st Floor Covered Entry	99.58
Unit V 2nd Floor	1,163.60
Subtotal	1,263.18
Total	1,263.18
GARAGE	259.67
Grand Total	1,522.85
Garden Patio	58.45

All dimensions approximate

**Big Bethel Road
Hampton, VA**

**1st. FLOOR PLAN
UNITS 1-5**

**FRANCISCUS
Design Group, Inc.**

REVISIONS

PROJECT
15-041
DATE
10/20/15
SCALE
NOTED

SHEET
A-1
of 6
TOTAL

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USABLE LIVING AREA FOOTAGE

SQUARE FOOTAGE UNIT I

1ST FLOOR	872.88
2ND FLOOR	485.41
Subtotal	1,358.29
GARAGE	242.00
Total	1,600.29
Grand Total	1,600.29
Garden Patio	110.33
All dimensions approximate	

SQUARE FOOTAGE UNIT II

Unit II 1st Floor	585.42
Unit II 2nd Floor	885.44
Subtotal	1,470.86
GARAGE	233.00
Total	1,703.86
Grand Total	1,703.86
Garden Patio	91.86
All dimensions approximate	

SQUARE FOOTAGE UNIT III

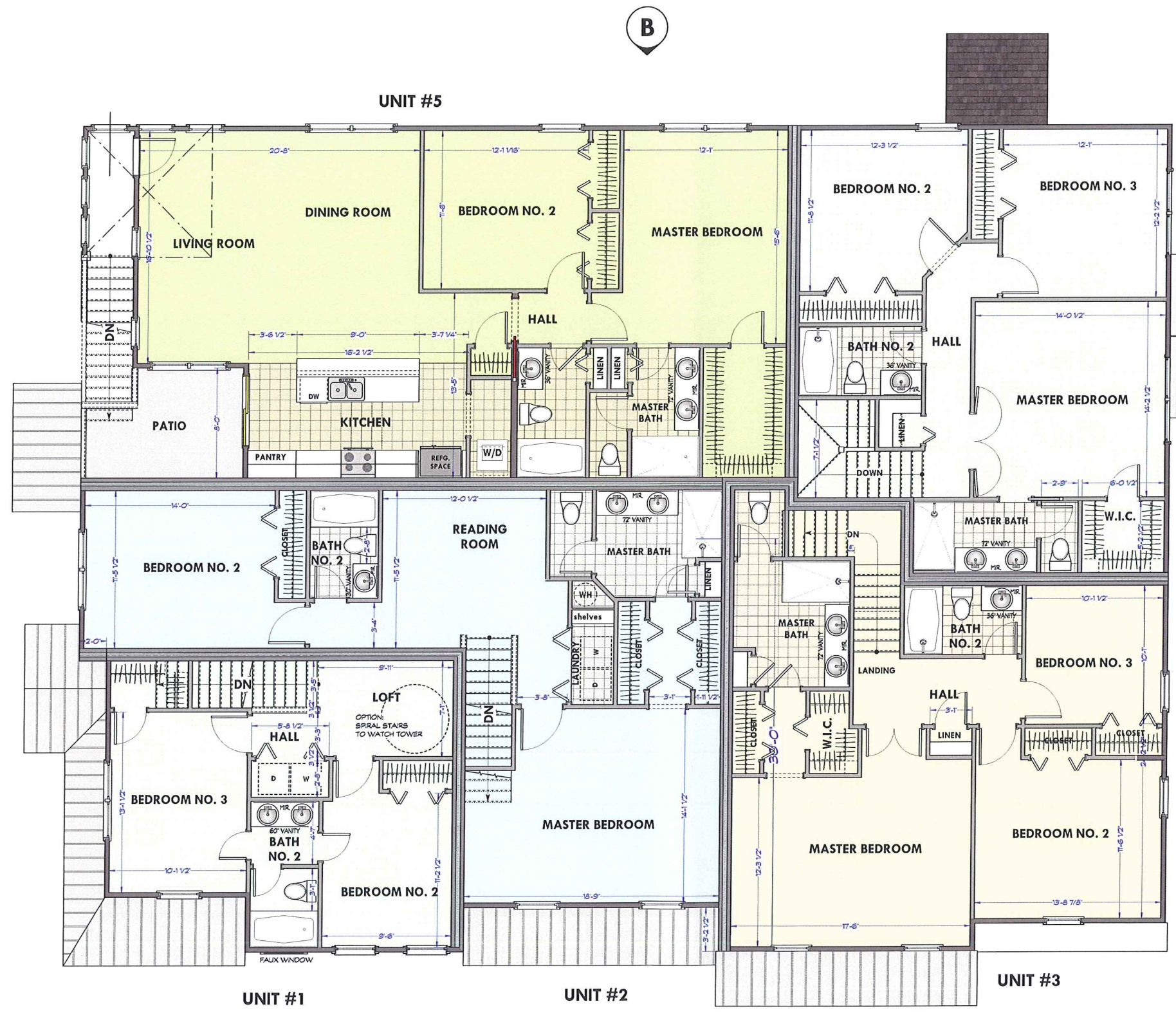
Unit #3 1st FLOOR	794.47
Unit #3 2nd FLOOR	870.78
Subtotal	1,665.25
GARAGE	291.30
Total	1,956.55
Grand Total	1,956.55
Garden Patio	111.96
All dimensions approximate	

SQUARE FOOTAGE UNIT IV

Unit #4 1st Floor	606.95
Unit #4 2nd Floor	858.85
Subtotal	1,465.80
GARAGE	215.00
Total	1,680.80
Grand Total	1,680.80
Garden Patio	90.83
All dimensions approximate	

SQUARE FOOTAGE UNIT V

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Unit V 2nd Floor	1,163.60
Subtotal	1,263.18
Total	1,263.18
GARAGE	259.67
Grand Total	1,522.85
Garden Patio	58.45
All dimensions approximate	



B

C

A

D

2nd. FLOOR PLAN - UNIT 1-5
Scale: 1/4" = 1'-0"



D FRONT ELEVATION
Scale: 1/4" = 1'-0"



A LEFT ELEVATION
Scale: 1/4" = 1'-0"

**Big Bethel Road
Hampton, VA**

**FRONT & LEFT
ELEVATIONS**

**FRANCISCUS
Design Group, Inc.**

REVISIONS

DRAFTED BY:
TOMMY ANDERSON
PLA 568-3961, LLC
CHESTERFIELD, VA
781-426-4434

PROJECT

15-041

DATE

10/20/15

SCALE

NOTED

SHEET

A-3

of 6

TOTAL



B REAR ELEVATION
Scale: 1/4" = 1'-0"



C RIGHT ELEVATION
Scale: 1/4" = 1'-0"

**Big Bethel Road
Hampton, VA**

**REAR & RIGHT
ELEVATIONS**

**FRANCISCUS
Design Group, Inc.**

REVISIONS

DRAWING BY:
MONTY J. ANDERSON
PLA 058-2906, LLC
GREENSBORO, VA
15-408-4404

PROJECT
15-041
DATE
10/20/15
SCALE
NOTED

SHEET
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E



F



G



H

**Big Bethel Road
Hampton, VA**

**4 CORNER
ELEVATIONS**



REVISIONS

DRAWN BY:
MONTY ANDERSON
FOR DESIGN, LLC
GREENSBORO, VA
15-041-001

PROJECT
15-041
DATE
10/20/15
SCALE
NOTED

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A-5
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