



Application for Use Permit

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:

November 18, 2024

Case Number: UP **24 - 0530**

1. PROPERTY INFORMATION

Address or Location 2 Tall Pine Drive, Hampton, VA 23666

LRSN 3004827, 3004828

Zoning District C-2 Coliseum Central Overlay (O-CC)

Current Land Use Multi-Family Dwellings

Proposed Land Use Multi-Family Dwellings (one new building with redesigned parking and new access)

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

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Pinewood Apartments Owner LLC, et al.

Address 32 Cross Street, Suite 201 City Lakewood State NJ Zip 08701

Phone 757-532-6562 Email roblangbuilder@yahoo.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Rob Lang

Address PO Box 250 City Toano State VA Zip 23168

Phone 757-532-6562 Email roblangbuilder@yahoo.com

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.

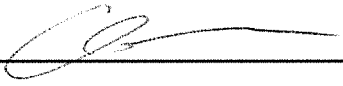
"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application, and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. 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 Pinewood Apartments Owner LLC, et al.

Signed by:

Name (printed) Aaron Steinberg, its (title) Managing Partner

Signature  Date 9/20/24

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

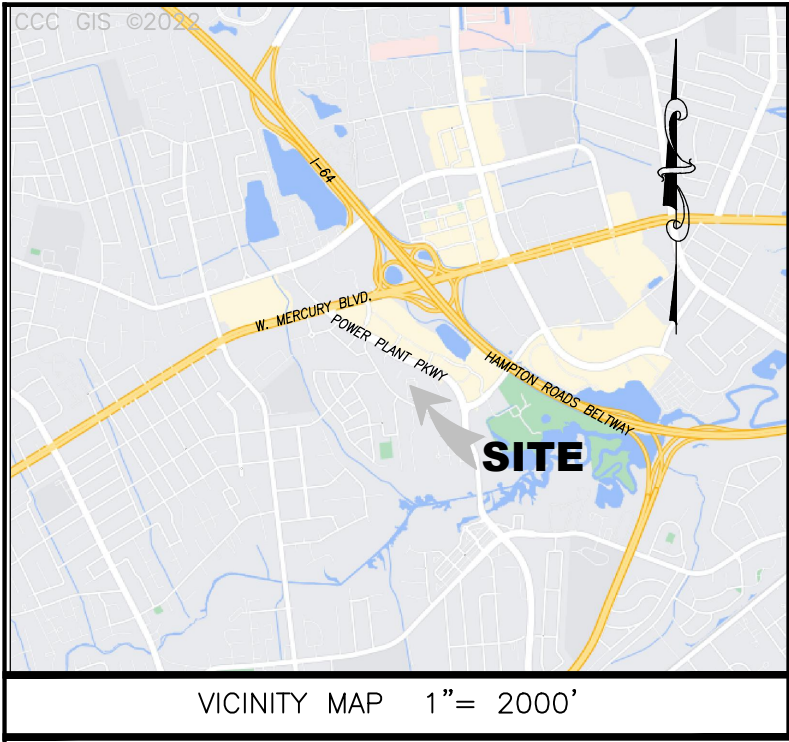
☐ Narrative Statement

☐ Supplemental Form (if required)

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)



PROPERTY LINE VACATION PLAT
BETWEEN
CITY OF HAMPTON PARCELS 3004827
& 3004828

CITY OF HAMPTON VIRGINIA
DATE: 01/21/2025 LRI JOB #21-262
SHEET 1 OF 2

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING
CONSULTANTS
250E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF
PINEWOOD APARTMENTS, LLC ET. AL. AS RECORDED IN THE CLERKS
OFFICE THE CIRCUIT COURT OF THE CITY OF HAMPTON, VA. AS
INSTRUMENT #210006886.

OWNERS CERTIFICATE: PINEWOOD APARTMENTS OWNER LLC. ET AL.

THE BOUNDARY LINE VACATION AS SHOWN ON THIS PLAT IS WITH FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND OR TRUSTEES.

NAME PRINTED TITLE

SIGNATURE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF HAMPTON, TO WIT:
I _____, A NOTARY FOR THE CITY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT _____,
OF _____, WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025

NOTARY PUBLIC

REGISTRATION NO.

MY COMMISSION EXPIRES: _____

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, I HAVE
COMPLETED WITH THE REQUIREMENTS AS SET FOURTH IN THE ORDINANCE FOR
APPROVING PLATS IN THE CITY OF HAMPTON, VIRGINIA.

01/21/2025
DATE WILLIAM S. FELTS, L.S., LIC. NO 3149



STATE OF VIRGINIA. CITY OF HAMPTON

TO WIT:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA
_____ A.D. 20 ____ AT _____ .M. THE FOREGOING INSTRUMENT WAS THIS DAY
PRESENTED IN THE OFFICE AND UPON CERTIFICATE THERETO ANNEXED, ADMITTED
TO RECORD AS THE THE LAW DIRECTS IN
MISCELLANEOUS PLAT BOOK _____, PG. _____.

TESTE: LINDA BATCHELOR SMITH, CLERK

BY: _____
DEP. CLERK

EXISTING PROPERTY INFORMATION

PARCEL A
LRSN: 3004827
MAP #: 03T014 00 00000PCA
ADDRESS:
2 TALL PINE DR.
HAMPTON, VA 23666
ZONING DISTRICT: C-2

PARCEL B
LRSN: 3004828
MAP #: 03T014 00 00000PCB
ADDRESS:
W. QUEEN ST.
HAMPTON, VA 23666
ZONING DISTRICT: C-2

BUILDING SET BACK (BSL)
(PER CITY OF HAMPTON ZONING
ORDINANCE)

FRONT = AS SHOWN
REAR = AS SHOWN
SIDE = AS SHOWN

REFERENCES
D.B. 1338, PG. 1883
D.B. 1041, PG. 1694

CERTIFICATE OF APPROVAL

THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS IN
CONFORMANCE WITH ALL PROVISIONS OF THE CITY
OF HAMPTON, VIRGINIA, SUBDIVISION CODE. THE
UNDERSIGNED DOES NOT CERTIFY AS TO THE
CORRECTNESS OF THE STREETS, BOUNDARIES OR
OTHER LINES AS SHOWN ON THIS PLAT.

CITY OF HAMPTON DATE OF APPROVAL
SUBDIVISION AGENT

SUB2022-0033P

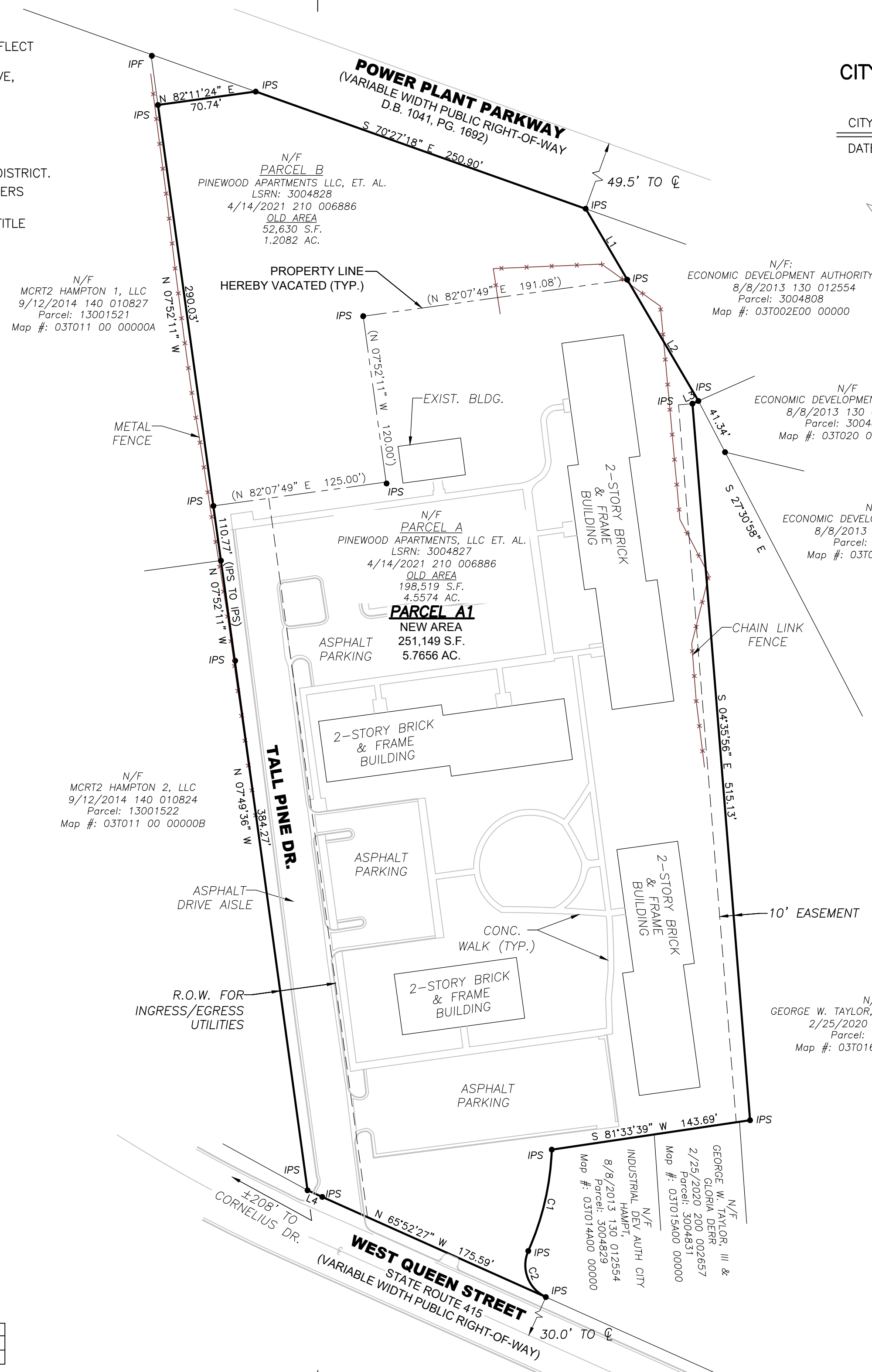
GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE PROPERTY.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #5155270017H DATED MAY 16, 2016.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION DISTRICT.
7. PROPERTY MAY BE SUBJECT TO RIGHTS OF WAY, EASEMENTS, COVENANTS AND ALL MATTERS OF PUBLIC RECORD.
8. PROPERTY BOUNDARY, IMPROVEMENTS, AND MONUMENTS SHOWN PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY MILLMAN NATIONAL LAND SERVICES, DATED 03/01/2021.

PROPERTY LINE VACATION PLAT
BETWEEN
CITY OF HAMPTON PARCELS 3004827
& 3004828

CITY OF HAMPTON VIRGINIA
DATE: 01/21/2025 LRI JOB #21-262
SHEET 2 OF 2

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING
CONSULTANTS
250E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



RECORD MERIDIAN
D.B. 1338, PG. 1883

LEGEND

IPS = IRON PIN SET (BY OTHERS)
IPF = IRON PIPE FOUND (BY OTHERS)

INDICATES PROPERTY LINE HEREBY VACATED

NOTE:
ALL INTERIOR LOT LINES WITHIN PARCEL A
& PARCEL B ARE HEREBY VACATED.

AREA TABULATION

LOT	OLD AREA	NEW AREA
PARCEL A	198,519 S.F. / 4.5574 AC.	
PARCEL B	52,630 S.F. / 1.2082 AC.	

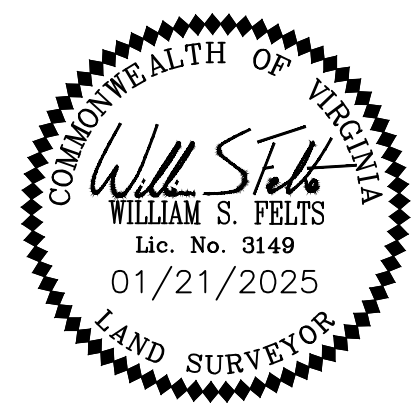
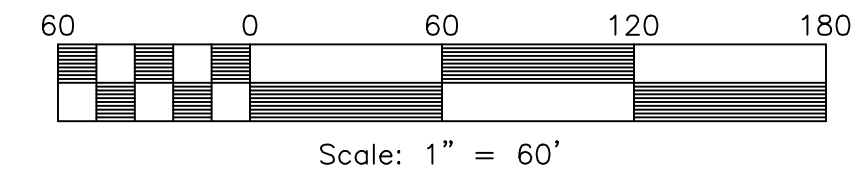
TOTAL AREA = 251,149 S.F. / 5.7656

PROPERTY LINE TABLE

L1	S 30°23'05" E	58.89'
L2	S 30°23'16" E	100.81'
L3	S 65°57'49" W	4.70'
L4	N 65°51'21" W	11.58'

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.76'	75.00'	74.54'	S 13°03'48" W	22°03'50"
C2	25.00'	39.27'	35.36'	S 20°54'17" E	90°00'01"



SUB2022-0033P

Pinewood Apartments
Narrative Statement
09/20/2024

Pinewood Apartments are currently a 64-unit apartment complex with no amenities owned by Pinewood Apartments Owner, LLC, et al.

Pinewood Apartments is located at 2 Tall Pine Drive, Hampton, VA 23666. The respective property is made up of two parcels: LRSN 3004827 and LRSN 3004828.

This property currently is made up of 48 2-bedroom units and 16 2-bedroom plus den (3rd bedroom) units for a total of 64 units. The current zoning is C-2 in the Coliseum Central Overlay (O-CC) District.

Pinewood Apartments Owner, LLC, et al, proposes to combine the two properties into one parcel.

Upon completion of property line vacation plat and combination into one property, we proposed the addition of one single 4-story building. The building will have 35 2-bedroom units (1,058 sq ft) and 16 2-bedroom units (996 sq ft).

The new site will be made up of 64 (existing) dwellings plus 51 additional dwellings (proposed) for a total of **115** dwelling units.

The building will be a single 4-story building (maximum height 41 feet) with an elevator and two staircases. The building will have a front lobby with a mail kiosk, a leasing office, a property manager's office, a fitness center, and a community room.

Site improvements are as follows:

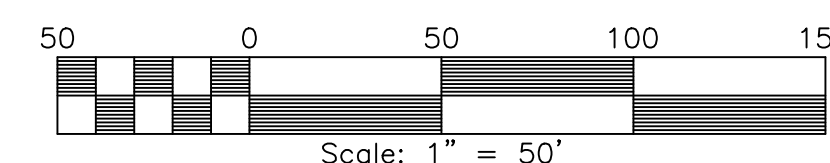
- Remove existing unused dwelling (old laundry facility)
- Redesign entire apartment complex site parking to comply with current parking standards.
- Addition of a dog park.
- Addition of a grilling/picnic area with covered pavilion.
- Addition of a second new entrance from Power Plant Parkway. This entrance will be right- in, right-out only.
- Addition of two new double dumpster enclosures (as shown on site plan).
- All site fencing will be black aluminum fencing.
- Entire site will be professionally designed and landscaped to comply/exceed city standards.
- Addition of Two EV Charging Stations

The building will have the following exterior architectural features:

- Engineered Stone and Split faced block
- Fiber-cement horizontal siding
- Fiber-cement paneling
- Smart Siding
- Stone veneer
- Oversize vinyl windows
- Standing seam metal roofing
- Maintenance free exterior cornice
- Aluminum railing

Project will be pursued under the current zoning of C-2 Coliseum Central Overlay (O-CC) District.

Anticipated impact to adjacent properties: None.

[illegible]

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS

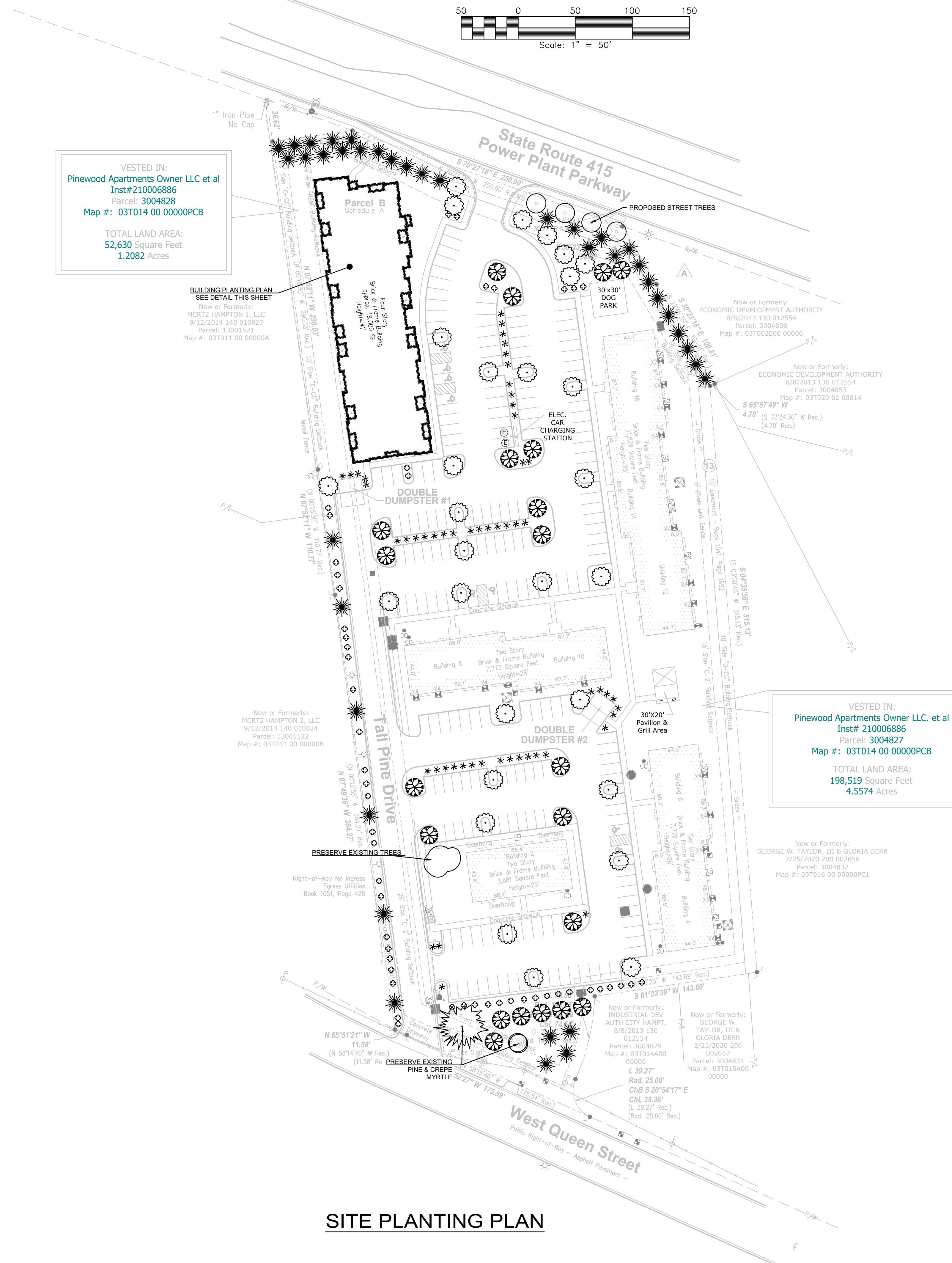
2005 Bullitts Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

CONCEPTUAL PLAN
**PINEWOOD
APARTMENTS**

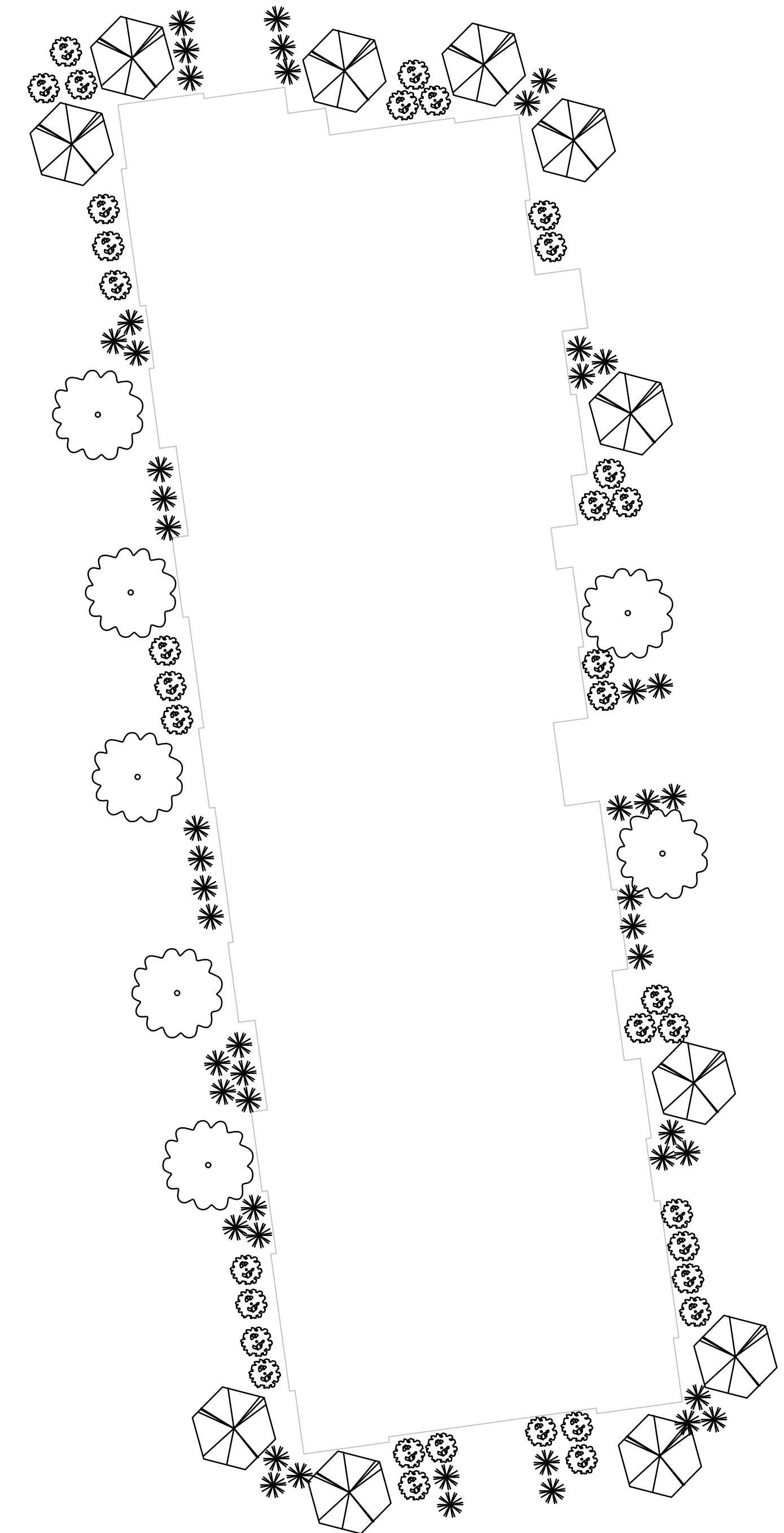
CITY OF HAMPTON VIRGINIA

Scale: 1" = 50'
Date: 01/27/2025
Job Number: 21-262
Drawn By: WSF
Sheet Title:
CONCEPTUAL LAYOUT PLAN
Sheet Number:
CS101

	TULIP POPLAR
	SOUTHERN MAGNOLIA
	RED MAPLE
	FLOWERING DOGWOOD
	RIVER BIRCH
	VIRGINIA SWEETSPIRE
	COMMON WINTERBERRY
	BUTTON BUSH
	INDIGO BUSH



BUILDING PLANTING PLAN



CONCEPTUAL PLAN
**PINEWOOD
APARTMENTS**

VIRGINIA

CITY OF HAMPTON



LRI
LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS

205 Buflante Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 563-1677 Fax: (757) 565-0782
web: landtechresources.com

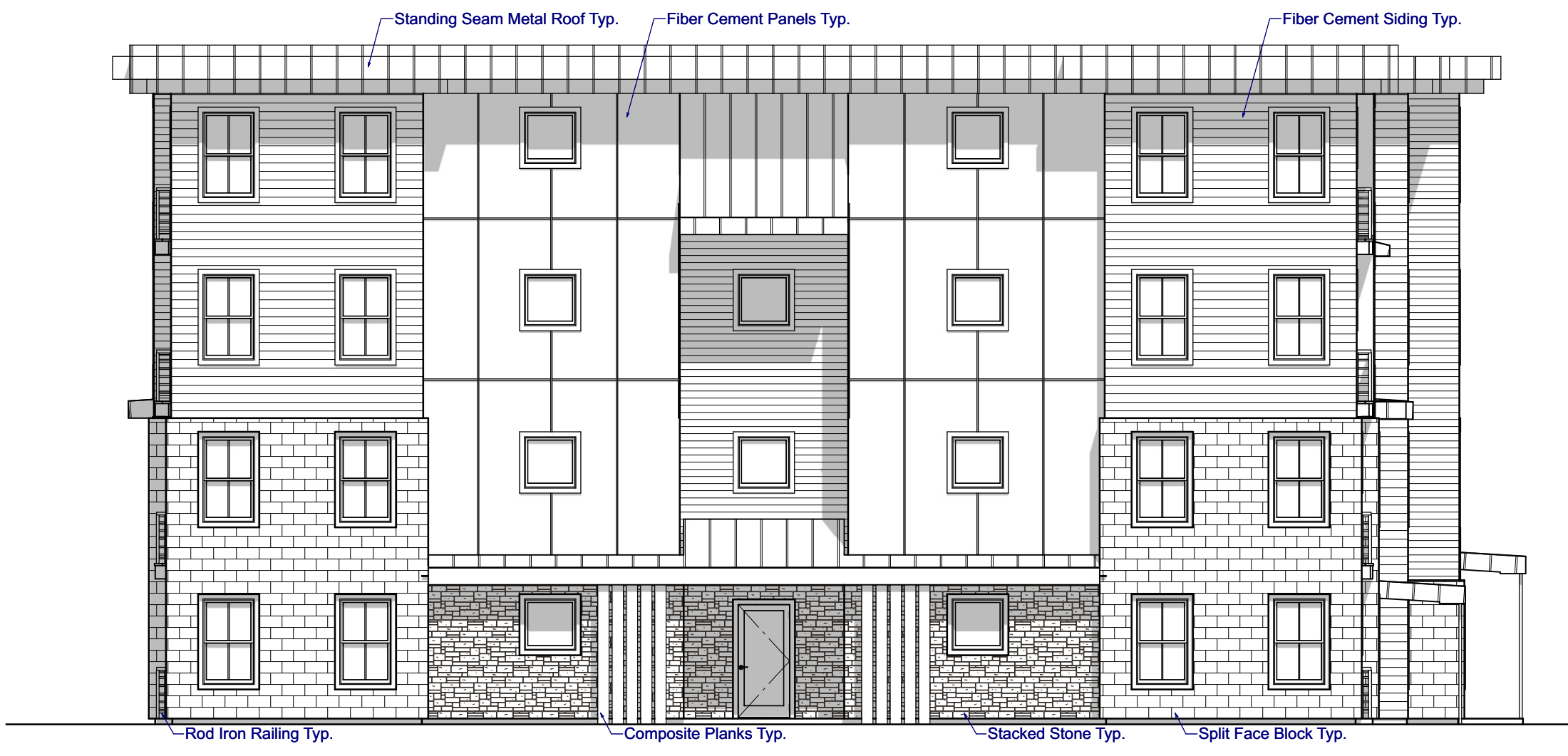
[illegible]

Scale: AS NOTED
Date: 01/27/2025
Job Number: 21-262
Drawn By: WSF
Sheet Title: CONCEPTUAL LANDSCAPE PLAN
Sheet Number: CS102

ELEVATIONS
Scale 1/8" =1'-0"



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANNING SOLUTIONS, INC. MAKES NO REPRESENTATION OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE, FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.



JON BENGTON
5857 HARBOUR VIEW BLVD.
SUFFOLK, VA 23435
757-935-9014

PINEWOOD

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:
ROB LANG DEVELOPMENT
THESE PLANS ARE THE PROPERTY OF LAND
PLANNING SOLUTIONS, INC. THE DUPLICATION,
REPRODUCTION, COPYING, SALE, RENTAL,
LICENSING OR ANY OTHER DISTRIBUTION OR USE
OF THESE DRAWINGS ANY PORTION THEREOF,
WITHOUT THE WRITTEN CONSENT OF LAND
PLANNING SOLUTIONS, INC. IS EXPRESSLY
PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENGTON.

A1

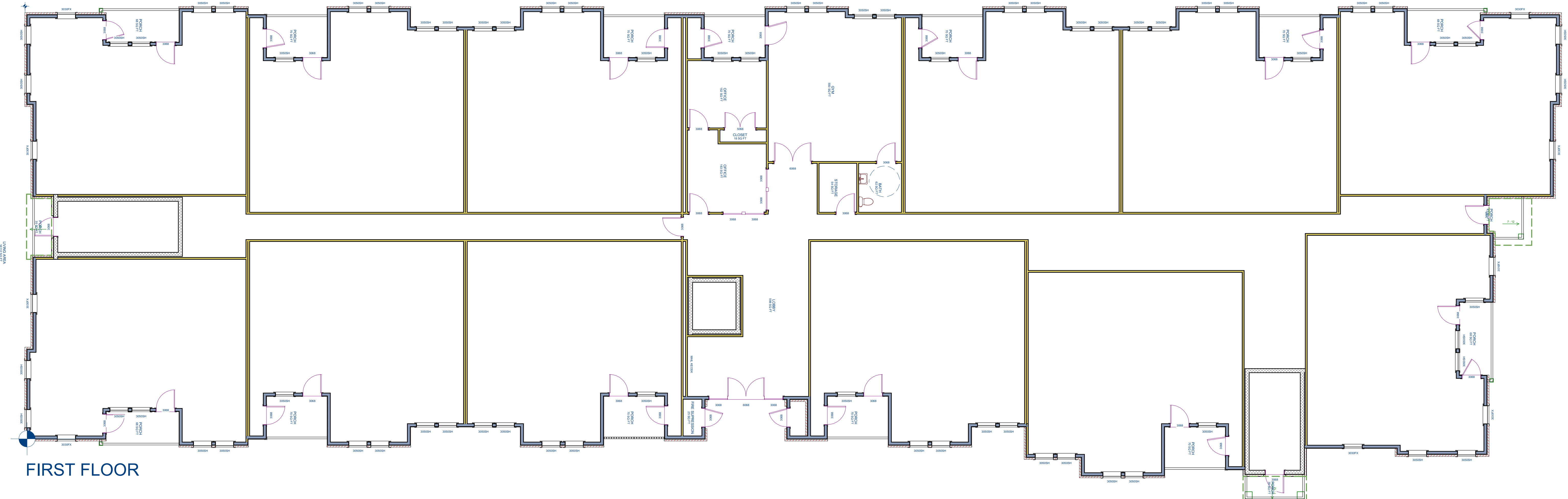
1/15/2025

PINEWOOD

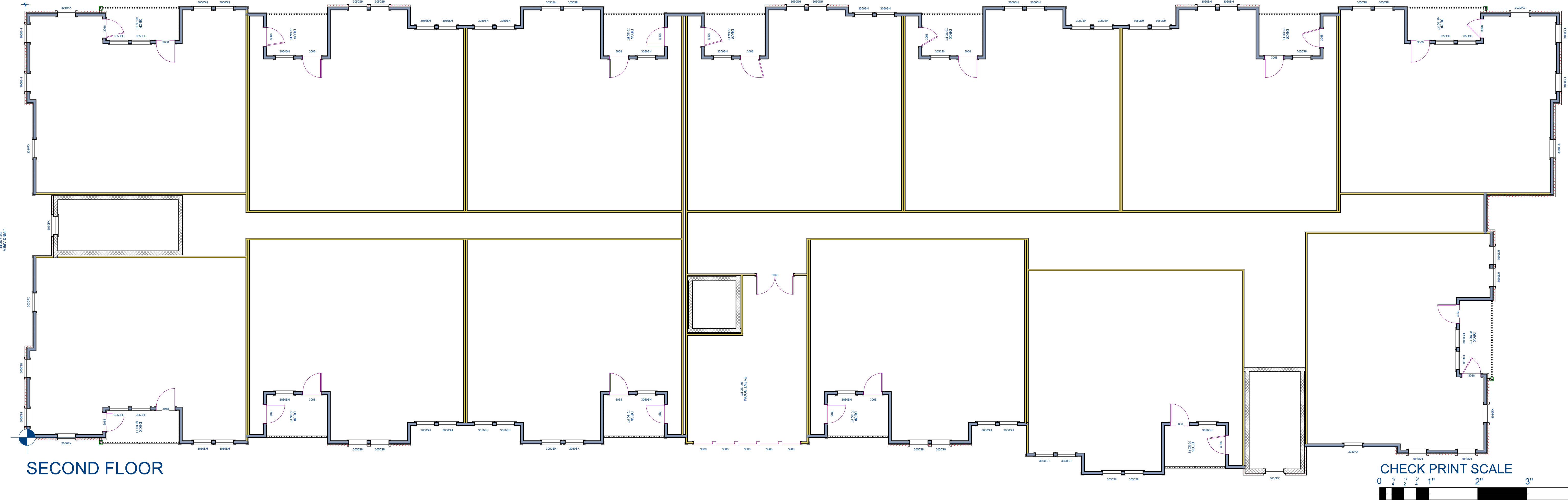
CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE

FLOOR PLANS

Scale 1/8" = 1'-0"



FIRST FLOOR



SECOND FLOOR



THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANNING SOLUTIONS, INC. MAKES NO REPRESENTATION OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE, FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.



JON BENGTSON
5857 HARBOUR VIEW BLVD.
SUFFOLK, VA 23435
757-935-9014

PINEWOOD

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:
ROB LANG DEVELOPMENT
THESE PLANS ARE THE PROPERTY OF LAND
PLANNING SOLUTIONS, INC. THE DUPLICATION,
REPRODUCTION, COPYING, SALE, RENTAL,
LICENSING OR ANY OTHER DISTRIBUTION OR USE
OF THESE DRAWINGS ANY PART THEREOF, OR
THESE DRAWINGS FOR ANY PURPOSES NOT
PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENGTSON.

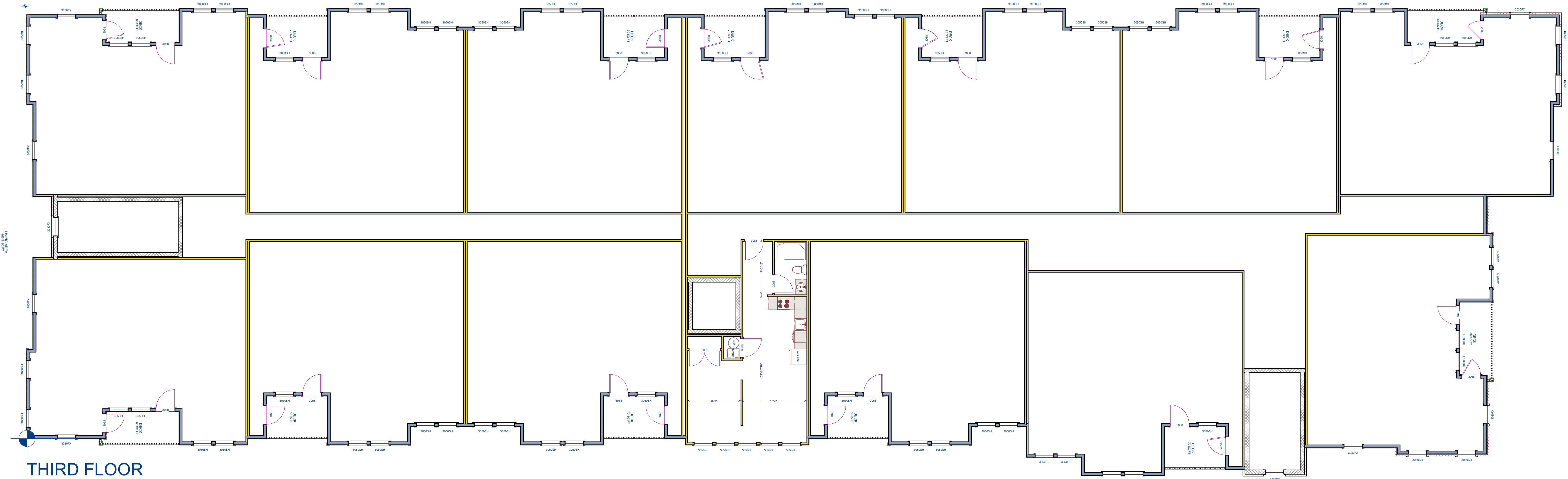
A2

1/15/2025

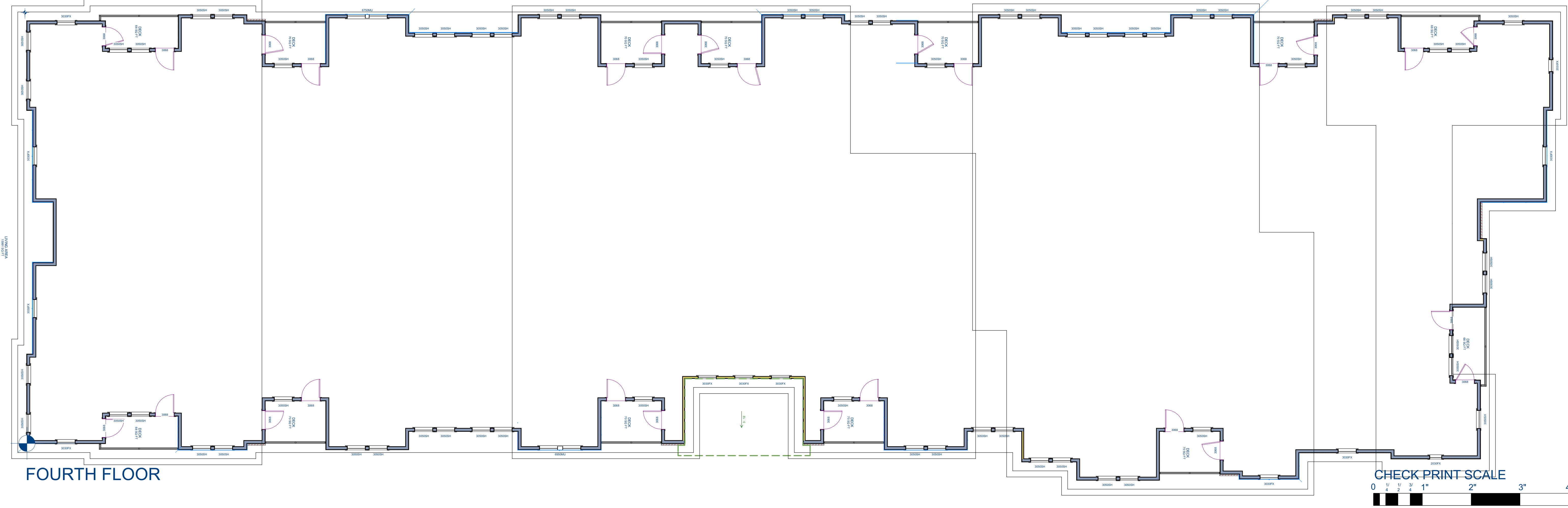
PINEWOOD

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE

FLOOR PLANS
Scale 1/8" = 1'-0"



THIRD FLOOR



FOURTH FLOOR

THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANNING SOLUTIONS, INC. MAKES NO REPRESENTATION OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE, FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.



JON BENTGTON
5857 HARBOUR VIEW BLVD.
SUFFOLK, VA 23435
757-935-9014

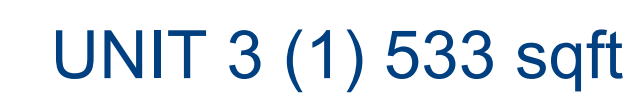
PINEWOOD

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:
ROB LANG DEVELOPMENT
THESE PLANS ARE THE PROPERTY OF LAND
PLANNING SOLUTIONS, INC. THE DUPLICATION,
REPRODUCTION, COPYING, SALE, RENTAL,
LICENSING OR ANY OTHER DISTRIBUTION OR USE
OF THESE DRAWINGS OR ANY PART THEREOF, OR
THEIR DISSEMINATION BY ANY MEANS, IS
PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENTGTON.

A3

1/15/2025

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



Scale 1/8" = 1'-0"



PINEWOOD

**PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:
ROB LANG DEVELOPMENT**

THESE PLANS ARE THE PROPERTY OF LAND
PLANNING SOLUTIONS, INC. THE DUPLICATION,
REPRODUCTION, COPYING, SALE, RENTAL,
LICENSING, OR ANY OTHER DISTRIBUTION OR USE
OF THESE DRAWINGS, ANY PORTION THEREOF, OR
THE PLANS DEPICTED HEREON IS STRICTLY
PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENGTSSON

A4

1/15/2025

THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANS DO NOT CONSTITUTE AN IRREVOCABLE OR GUARANTEED OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR: ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE. FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.















