



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:

Case Number: RZ

24-0462

1. PROPERTY INFORMATION

Address or Location 1814 Kecoughtan Road, Hampton VA

LRSN 1005156 Current Zoning District C-1, R-1 Proposed Zoning District MD-4

Current Land Use Business

Proposed Land Use Multi-family residential

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 Cavalier Homes, LLC

Address 600 Thimble Shoals Blvd., Suite 220 City Newport News State VA Zip 23606

Phone (757) 873-3646 Email joann@cavalierhomesllc.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 Lawrence G. Cumming

Address 11815 Fountain Way, Suite 400 City Newport News State VA Zip 23606

Phone (757) 873-6300 Email lgcumming@kaufcan.com

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 Cavalier Homes, LLC

Signed by:

Name (printed) George E. Fiscella, Its (title) Manager

Signature  Date 11/26/24

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)

NARRATIVE STATEMENT

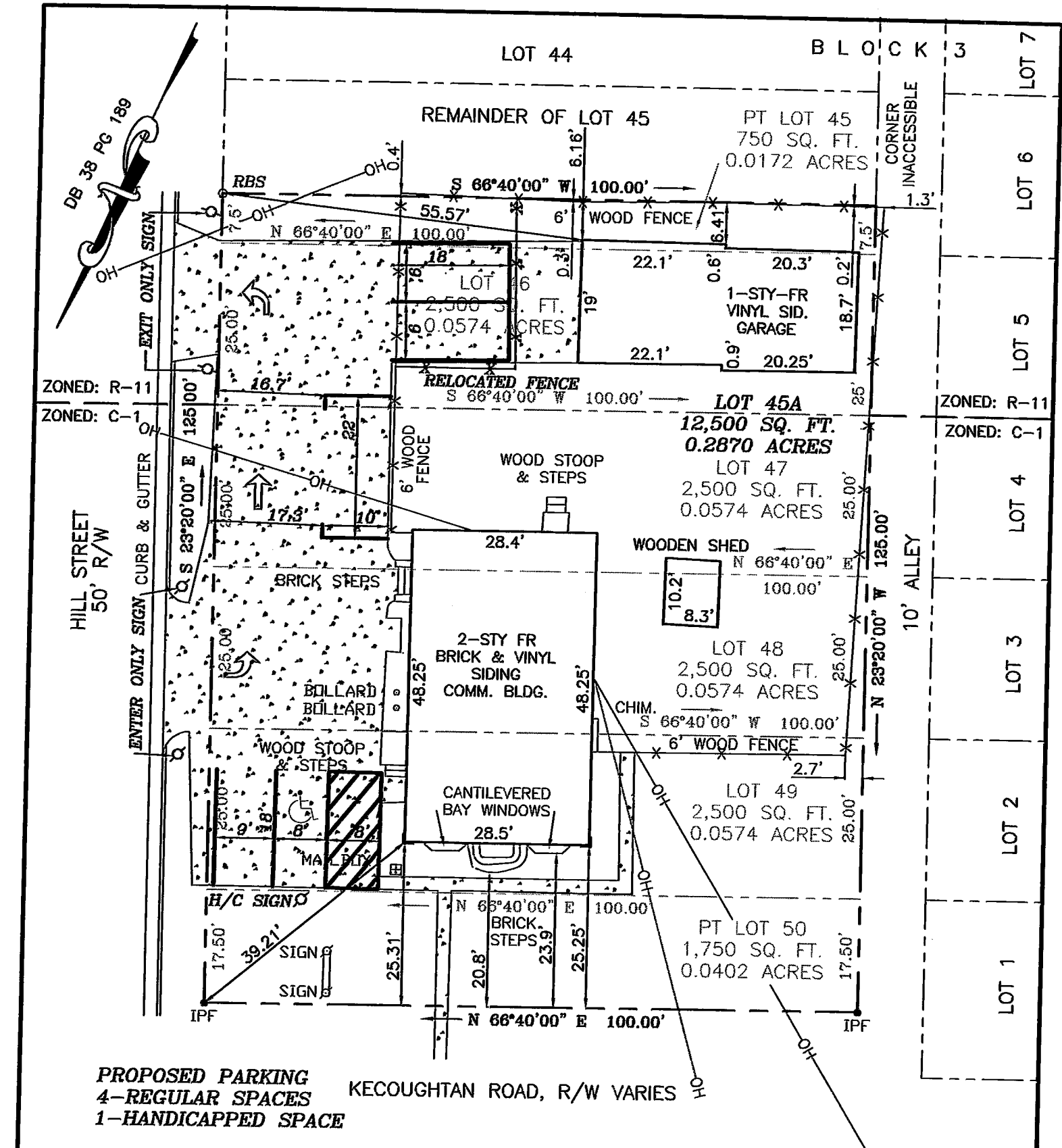
1814 Kecoughtan Road

Cavalier Homes, LLC, a Virginia limited liability company ("Cavalier") recently purchased and is the current owner of the real property commonly known as 1814 Kecoughtan Road, Hampton, Virginia (the "Property") and shown on a current survey attached as Exhibit "A". In the past, the Property has been used as offices; however, Cavalier would like to use the Property for residential purposes.

Cavalier proposes to renovate the existing building into three (3) residential units as shown on the floor plans and elevations attached as Exhibit "B". Two (2) units will be on the ground floor, with an entrance to one unit on the North side of the building facing Kecoughtan Road, and a second entrance will be on the East side facing Hill Street. Both ground floor units will be one bedroom units, with a kitchen, living room, dining area and bathroom. The second floor also will have one (1) unit, with a separate common entrance on the East side of the building facing Hill Street and a common stairway to the second floor. The second floor unit will be two (2) bedroom units, with a kitchen, living room, dining area and two (2) bathrooms.

A separate document is attached as Exhibit "C" which shows a proposed parking plan with four (4) regular parking spaces and one (1) handicap parking space.

Although significant improvements will be made to the Property, the footprint of the existing building will not be changed.



PROPOSED PARKING
4-REGULAR SPACES
1-HANDICAPPED SPACE

KECOUGHTAN ROAD, R/W VARIES

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X,
(UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD)
AS SHOWN ON COMMUNITY PANEL NO. 515527 0029 H
DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)

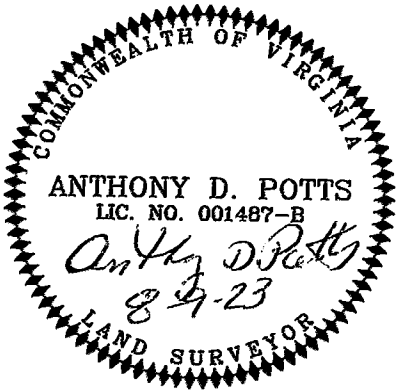
REF: DB 38 PG 189, INSTR. #230006083

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

#1814 KECOUGHTAN ROAD

REV. 8/14/24
REV. 1/9/24



THIS IS TO CERTIFY THAT ON AUGUST 9, 2023
PERFORMED A CURRENT FIELD SURVEY OF THE PROPERTY
SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE
WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.
THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES
AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS
ON THE PROPERTY EXCEPT AS SHOWN

ANTHONY D. POTTS, L.S.

F.B. 1005 PG. 45

NN-RIVERVIEW-B3-45-50.DWG
JOB NO.23-307

FISCELLA/ADP

PHYSICAL SURVEY OF THE PROPERTY OF
CAVALIER HOMES, LLC

LOTS 46-49, & PT LOTS 45 & 50 **BLOCK 3**

**NEWPORT NEWS RIVERVIEW
DEVELOPMENT COMPANY**

HAMPTON, VIRGINIA

ADPA

A.D. POTTS & ASSOCIATES, INC.

11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610

SCALE: 1"=20'

DATE: 8/9/23

1814 Kecoughtan Road Hampton, VA

Scale: 1" = 10'

August 20, 2024

Kristine Hall



Distylium 'First Editions Coppertone'



Pittosporum 'Crème de Mint'



Holly 'Patti O Box'



Nandina 'Lemon Lime'



Daylily 'Stella De Oro'



Crape Myrtle 'Natchez'

1814 Kecoughtan Road			
COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	QUANTITY
Trees:			
Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	8-10'ht. multitrunk	1
Shrubs:			
Distylium '1st Editions Coppertone'	Distylium 'PIIDIST-III'	3 gallon	3
Holly 'Patti O Box'	Ilex crenata 'Farrowsk6'	3-4' height	8
Nandina 'Lemon Lime'	Nandina domestica 'Lemon-Lime'	3 gallon	6
Pittosporum 'Crème de Mint'	Pittosporum tobira 'Shima'	3 gallon	6
Perennials:			
Daylily 'Stella de Oro'	Hemerocallis x 'Stella de Oro'	1 gallon	10

HILL ROAD

WOOD FENCE

CONCRETE
PARKING
AREA

NANDINA (3)
'LEMON LIME'

1814
KECOUGHTAN
ROAD

WOOD FENCE

(3) NANDINA 'LEMON LIME'

(3) HOLLY 'PATTI O BOX'

(3) PITTOSPORUM 'CREME DE MINT'

(5+5) DAYLILY 'STELLA DE ORO'

(2+1) DISTYLIUM
'FIRST EDITIONS COPPERTONE'

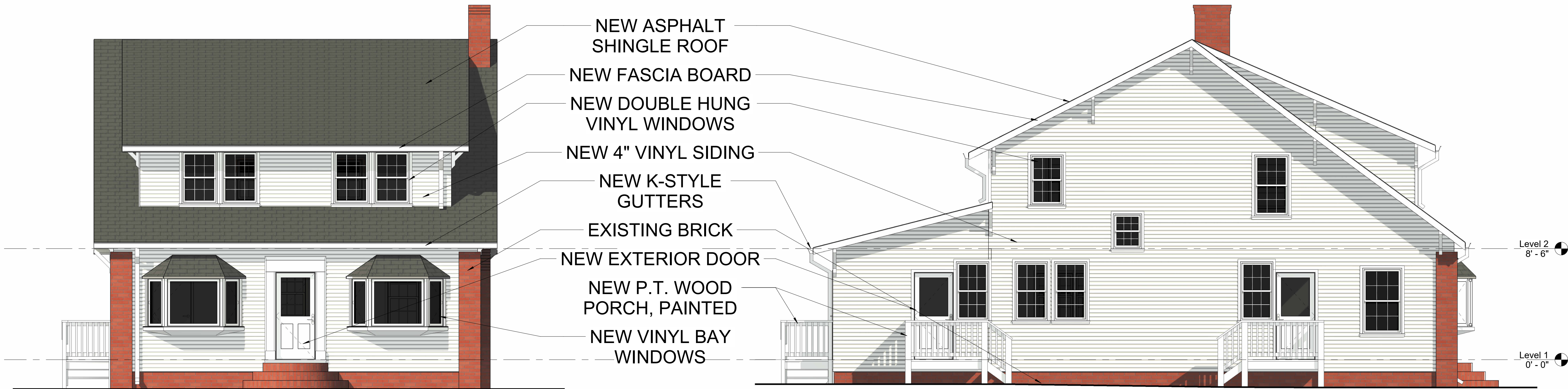
(1) CRAPE MYRTLE 'NATCHEZ'

PITTOSPORUM
'CREME DE MINT' (3)

HOLLY 'PATTI O BOX' (5)

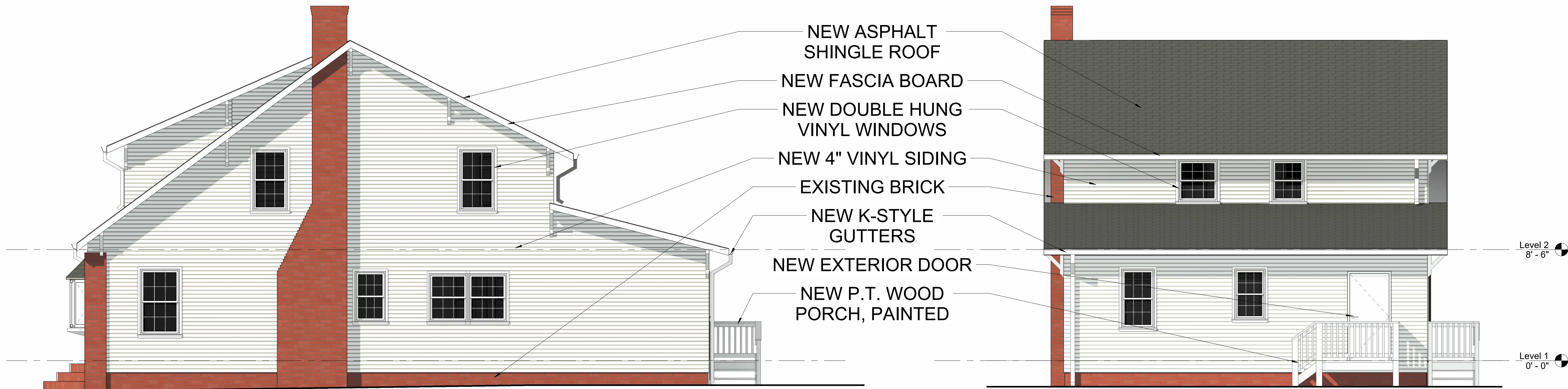
KECOUGHTAN ROAD

ELEVATIONS
1814 KECOUGHTAN RENO
950 J. CLYDE MORRIS BLVD
NEWPORT NEWS VA 23606



① NORTH ELEV
1/4" = 1'-0"

② EAST ELEV
1/4" = 1'-0"



③ WEST ELEV
1/4" = 1'-0"

④ SOUTH ELEV
1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY

Project Number	2321	Date	04/10/2024	Drawn By	JCS	Checked By	Checker
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PROGRESS PRINT NOT TO BE USED FOR CONSTRUCTION

CAVALIER HOMES, LLC

TITLE CERTIFICATION AND LIEN DISCLOSURE

The undersigned, attorney for the owner of the property located at **1814 Kecoughtan Road, Hampton, Virginia 23661, LRSN 1005156** (the "Property") to be rezoned, hereby certifies, as required by § 14-24 (5) of the Zoning Ordinance of the City of Hampton, Virginia, as follows:

1. Current title to the Property is in the name of Cavalier Homes, LLC.
2. The Property was acquired by Cavalier Homes, LLC by deed dated May 23, 2023, from Alex F. Hawkins, and recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia as Instrument No. 230006083.
3. The legal description of the Property is as follows:

All those certain lots, pieces or parcels of land located in the City of Hampton, Virginia, known as 1814 Kecoughtan Road, and fronting 100 feet on the Southerly side of said Kecoughtan Road and extending back between parallel lines a distance of 125 feet, and being all of Lots Forty-six (46), Forty-seven (47), Forty-eight (48) and Forty-nine (49) and the Southerly 17½ feet, from front to rear, of Lot Numbered Fifty (50), and the Northerly 7½ feet, from front to rear, of Lot Numbered Forty-five (45), in Block Numbered Three (3), all as shown on a certain plat entitled, "MAP OF THE NEWPORT NEWS RIVERVIEW DEVELOPMENT COMPANY", made by J. L. Marye, C.E., duly of record in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 38, at page 184, *et seq.*, to which reference is here made.

4. I further certify that as of the date of this certification, Cavalier Homes, LLC is the only party having a recorded interest in the property, including legal and equitable owners.
5. The date through which the undersigned has examined title to the property is April 1, 2024.

Date: June 5, 2024

KAUFMAN & CANOLES, P.C.
Attorneys at Law

By: 

Lawrence G. Cumming
11815 Fountain Way, Suite 400
Newport News, VA 23606
(757) 224-2910