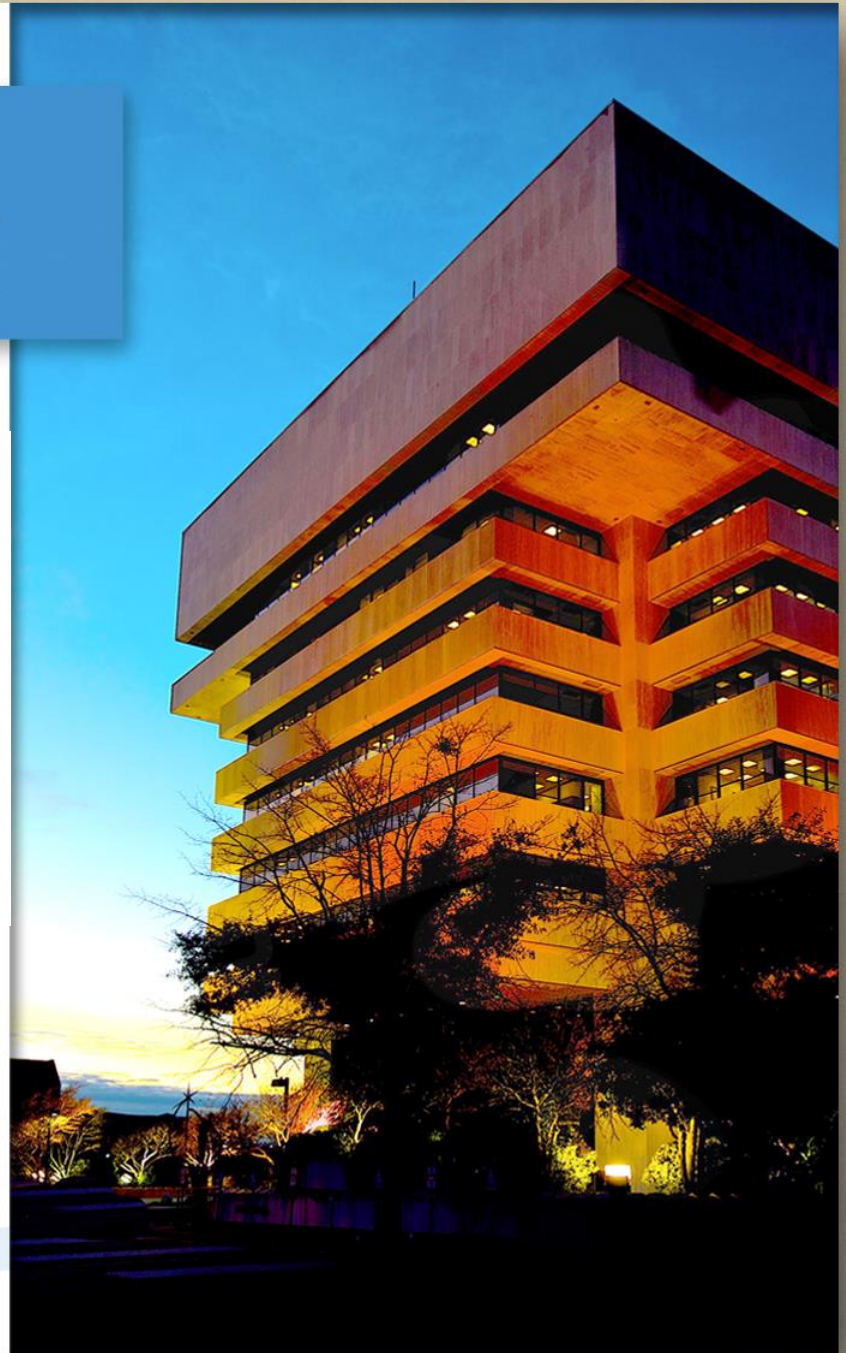


HAMPTON VA

Subdivision Exception No. 21-0235 13 Thomas Nelson Drive

**City Council
September 8, 2021**



APPLICATION

Exception to Subdivision
Ordinance Sections 35-
10(B)(2), 35-10(B)(6), and
35-71(H)

LOCATION MAP



LOCATION MAP



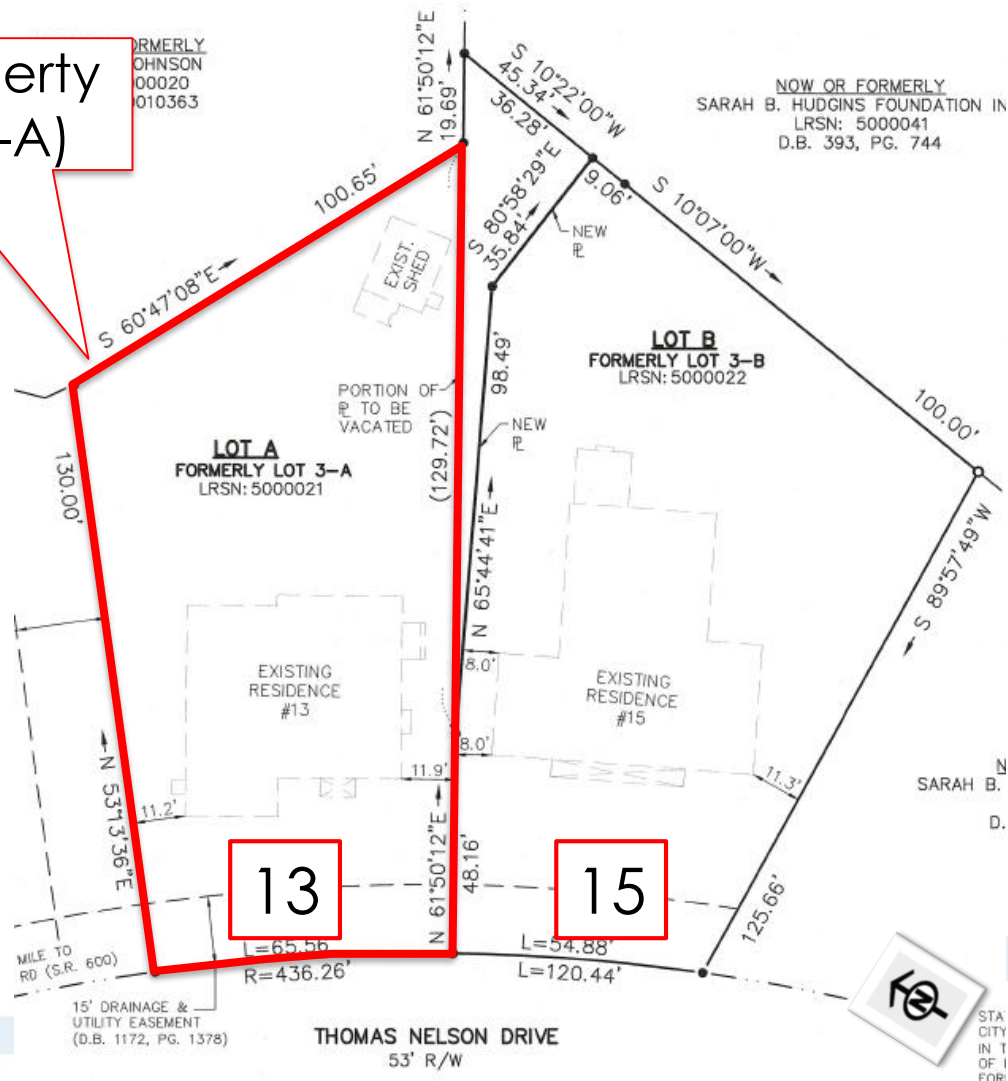
REQUESTED EXCEPTIONS

- **Section 35-10(B)(2)**
 - The adjustment does not result in an irregularly shaped lot
- **Section 35-10(B)(6)**
 - The adjustment shall comply with the provisions of the chapter unless waived by the subdivision agent
- **Section 35-71(H)**
 - Irregular or non-rectangular lot patterns are generally prohibited

[illegible]

PROPOSED ADJUSTMENT

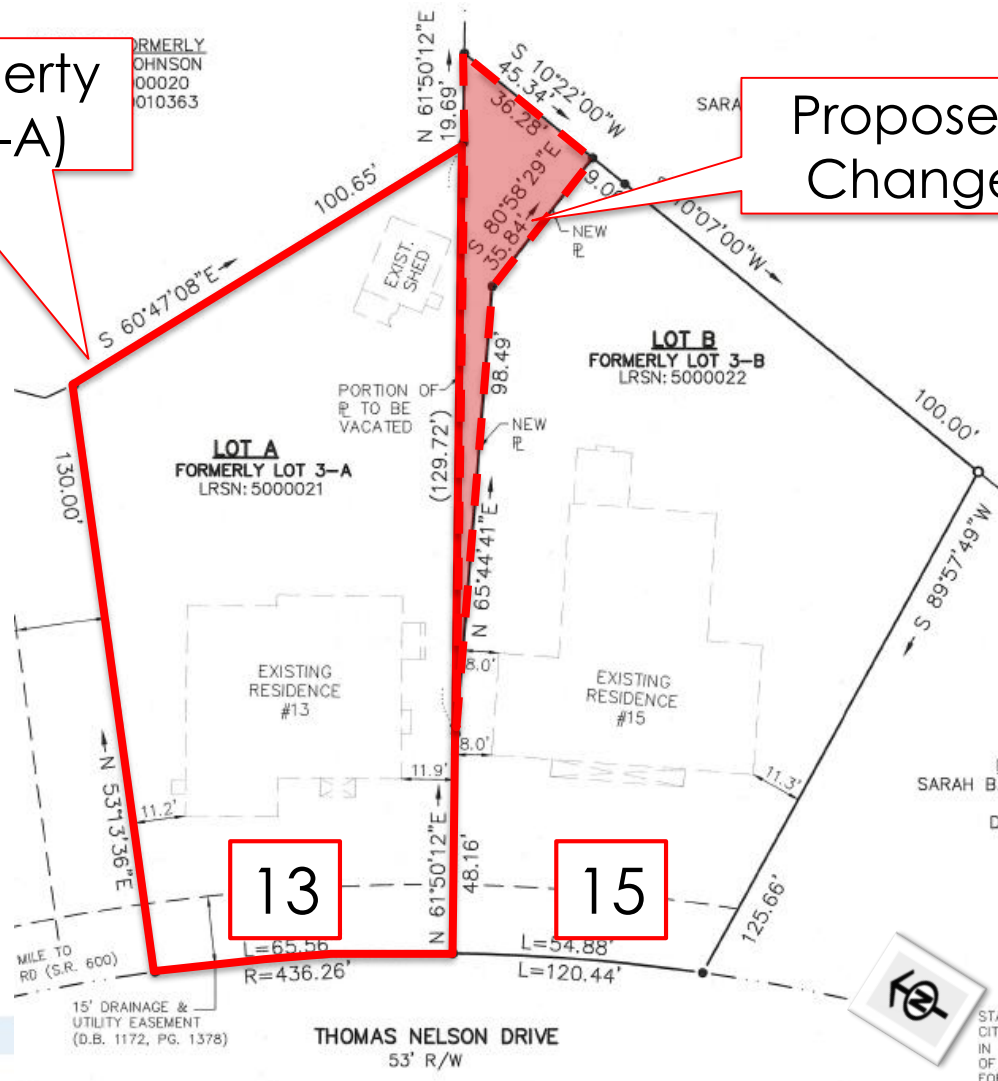
Existing Property
Lines (Lot 3-A)



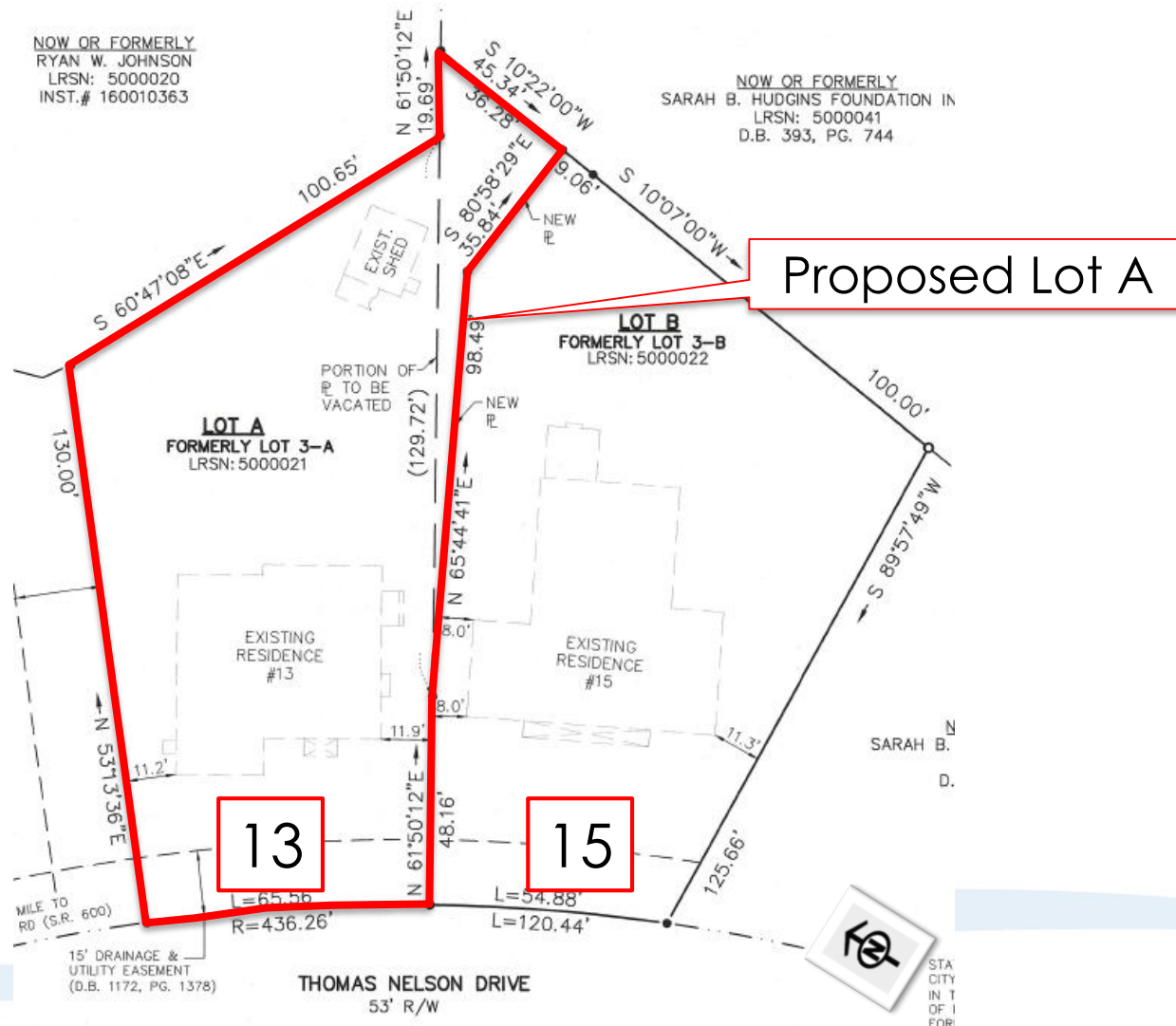
PROPOSED ADJUSTMENT

Existing Property Lines (Lot 3-A)

Proposed Change



PROPOSED PLAT



EXCEPTION CRITERIA

1. Strict adherence to ordinance will cause undue hardship
2. Granting of the exception will not be detrimental to public safety, health or well fare, and will not adversely affect the property of others
3. The facts are unique to the site and an exception would not constitute a change in general regulation
4. There is no objection from the Fire Division or any other affected agency
5. The hardship is due to unusual character of the property and is not a personal, financial or self-inflicted hardship
6. Relief would not vary certain provisions of the City Code or any of the Zoning Ordinance

ANALYSIS

- All six criteria must be met
- Application does not meet:
 - **Criteria 1** – The relief sought could be attained through an easement
 - **Criteria 3** – The site is not so unique as to constitute an irregular lot
 - **Criteria 5** – The hardship present is both self-inflicted and financial

RECOMMENDATION

Staff and Planning Commission
recommend denial of
Item No. 21-0235

However, if the application is approved, staff
recommends 1 condition requiring compliance with the
submitted plat