



CONCEPTUAL SITE DESIGN REPORT

2453 Beaufort Avenue, Virginia Beach, Virginia 23455

Lot A, Subdivision of the Eastern 250' of Block 26, Subdivision of Tract M, Chesapeake Park (M.B. 4, P. 210 & 233), recorded in Map Book 292 on Page 32, in the City of Virginia Beach, VA

Existing Conditions for 2453 Beaufort Avenue (refer to Exhibit A - 2453 Beaufort Avenue - Virginia Beach):

- 30,729 sq. ft. lot area (total)
- One (1) total Lot
- Approximate construction date: 1945
- 9 on-site parking spaces, 2 required.
- Existing Residential Building appears to be in compliance with the current zoning setbacks, except for the storage lean-to on the north side of the home
- Flood Zone – site is located in Flood Zone 'X' which is located outside of any FEMA designated special flood hazard area

Existing Zoning District:

This site zoning is **R-7.5**, which is classified in the **Residential Districts** and was established to provide areas for residential housing types at a variety of densities, provide for harmonious neighborhoods located so as to create compatibility and to provide for certain other necessary and related uses within residential communities but limited as to maintain neighborhood compatibility. The R-40, R-30 and R-20 Residential Districts provide for larger minimum lot sizes for use in areas where lower residential densities are necessary to address environmental and public facilities constraints as recommended by the comprehensive plan. The R-15, R-10 and **R-7.5** Residential Districts provide for **medium density single-family residential development** in areas where these densities are recommended by the comprehensive plan. The R-5D Residential Duplex District is created in recognition of the existence of developed areas where single-family and semidetached dwellings exist on lots averaging five thousand (5,000) square feet in area and where duplexes exist on lots of ten thousand (10,000) square feet in area. It is not the intention to create additional R-5D Districts or to enlarge the limits of existing R-5D Districts. The R-5R Residential Resort District is created in recognition of the existence of developed areas where single-family and duplex dwellings exist on lots of less than seven thousand five hundred (7,500) square feet of area and where the character of the neighborhood includes both permanent yearround residents as well as seasonal residents. It is not the intention to create additional R-5R Districts or to enlarge the limits of existing R-5R Districts. The R-5S Residential Single-Family District is created in recognition of the existence of developed areas where single-family dwellings exist on lots with fifty- and sixty-foot frontages. It is not the intention to create additional R-5S Districts or to enlarge the limits of existing R-5S Districts. The R-2.5 Residential Townhouse District provides for the development of residential townhouses in areas where such development is recommended by the comprehensive plan.

Dimensional requirements for R-7.5:

- Minimum lot area in square feet: **7,500 Sq. Ft.**
- Minimum lot area outside of water, marsh, or wetlands: **7,500 Sq. Ft.**
- Minimum lot width in feet: **75 feet**
 - APPENDIX B - SUBDIVISION REGULATIONS: Sec. 4.4. - Lots
(c) Corner lots must meet the following requirements: (1) Corner lots shall be platted not less than ten (10) feet wider than the minimum required by the zoning ordinance* for interior lots in the district, except that no such increase shall be required where minimum lot width for interior lots is one hundred twenty-five (125) feet or more.
- Minimum front yard setback in feet: **30 feet**
- Minimum side yard setback except when adjacent to a street in feet: **5 & 10 feet**
- Minimum side yard setback for accessory structures no larger than 150 square feet in area and with an eave height no greater than 8 feet except when adjacent to a street: **5 feet**
- Minimum side yard setback adjacent to a street in feet: **30 feet**
- Minimum rear yard setback except for accessory structures in feet: **20 feet**
- Except as provided in subdivision (10.1), minimum rear yard setback for accessory structures in feet: **10 feet**
- Minimum rear yard setback for accessory structures no larger than 150 square feet in area and with an eave height no greater than 8 feet except when adjacent to a street: **5 feet**
- Maximum lot coverage in percent: **35 %**
- Maximum total of building floor area and area of garages greater than 500 square feet expressed as a percentage of maximum allowable lot coverage: **N/A**
- Maximum area of impervious cover, as defined in 103 of the Chesapeake Bay Preservation Area Ordinance expressed as a percentage of the lot size: **N/A**

Building Height for R-7.5: 35' (max)**Setbacks for 2453 Beaufort Avenue (Refer to Exhibit B - 2453 Beaufort Avenue - Zoning Setback Exhibit)****Front Yard: 30'** (Beaufort Avenue)**Side Yard Adjacent to a Street: 30'** (Bradpointe Lane)**Side Yard Adjacent to a Street: 30'** (Chubb Lake Avenue)**Side Yard: 5'** (North Side)**Rear Yard: 10'** (West Side)

Potential Development Options:

Given the current zoning designation of the Residential District, the development of anything other than Single-Family (SF) Residential properties would be unusual for this part of the city. Additionally, the area west of Beaufort Avenue falls under the R-7.5 zoning district (refer to Exhibit C), making it challenging to reclassify to a different zoning district.

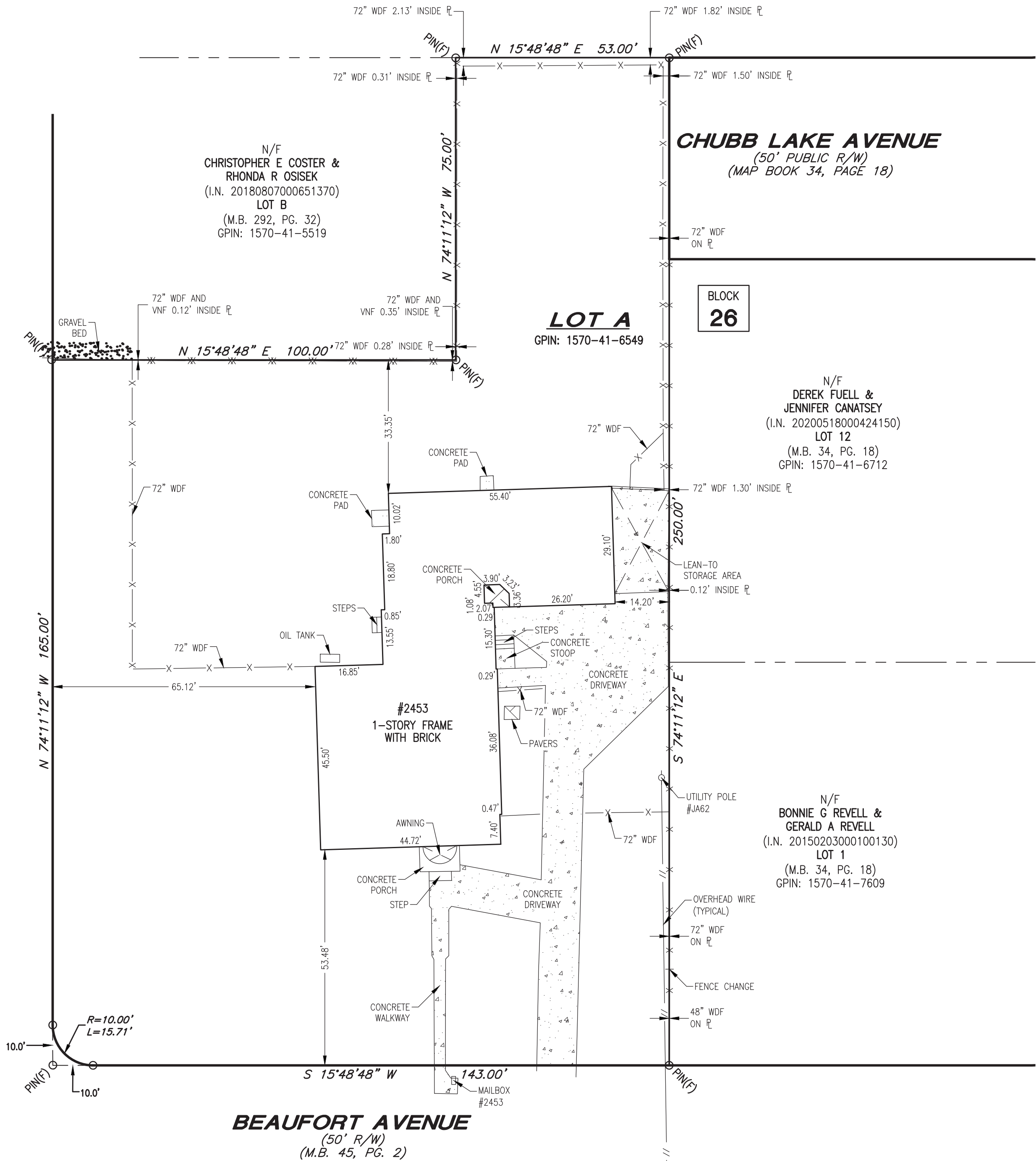
- Existing Single-Family to remain:
 - Due to the size of the existing home, there are no other lots that can be created with the existing home to remain.
- Existing Single-Family to be removed:
 - **Exhibit D** - Subdivision Concept A
 - Potential 3 Lot Subdivision Concept
 - 2 Lots off Beaufort Lane
 - 1 Lot off Bradpointe Lane
 - **Exhibit E** - Subdivision Concept B
 - Potential 2 Lot Subdivision Concept
 - 2 Lots off Bradpointe Lane

LEGEND

- D.B. DEED BOOK
- E. EAST
- (F) FOUND
- I.N. INSTRUMENT NUMBER
- M.B. MAP BOOK
- N. NORTH
- N/F NOW OR FORMERLY
- PG. PAGE
- ℙ PROPERTY LINE
- R/W RIGHT-OF-WAY
- S. SOUTH
- VNF VINYL FENCE
- W. WEST
- WDF WOOD FENCE

MERIDIAN SOURCE
(M.B. 292, PG. 32)

BRADPOINTE LANE
(50' R/W)
(D.B. 2546, PG. 1996)



LOT AREA: 30,729 SQ. FT.
ZONING: R7.5

NOTE: THIS SUBDIVISION IS APPROVED ONLY FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS.

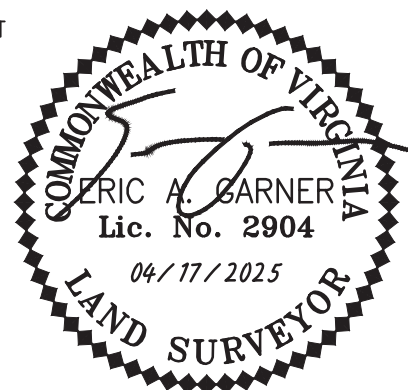
NOTE: A STANDARD 5' PRIVATE DRAINAGE EASEMENT IS REQUIRED ALONG ALL SIDE AND REAR PROPERTY LINES.

FLOOD INFORMATION: THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF VIRGINIA BEACH, VIRGINIA, COMMUNITY PANEL NO. 5155310017G DATED JANUARY 16, 2015.

WPL IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING, FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN. THIS PLAT DOES NOT INTEND TO REPRESENT A SUBDIVISION OF LAND.

THIS IS TO CERTIFY THAT ON APRIL 8, 2025, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE PROPERTY LINES OF RECORD AS SHOWN IN: MAP BOOK 292, PAGE 32 AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE SAID PROPERTY LINES AND THERE ARE NO VISIBLE ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

WPL SIGNED BY



JOB #: 225-0103
REF PLAT: C-1238
CAD/cbk: EEM/eag
F.B./PG.: 1098/60

PHYSICAL SURVEY

OF
LOT A
SUBDIVISION OF THE EASTERN 250' OF BLOCK 26,
SUBDIVISION OF TRACT M,
CHESAPEAKE PARK
(M.B. 4, PG. 210 & 233)

PLAT RECORDED IN MAP BOOK 292, PAGE 32, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA

VIRGINIA BEACH, VIRGINIA

EXCLUSIVELY For

ATLANTIC ASSET MANAGEMENT

SCALE: 1" = 20'

APRIL 17, 2025

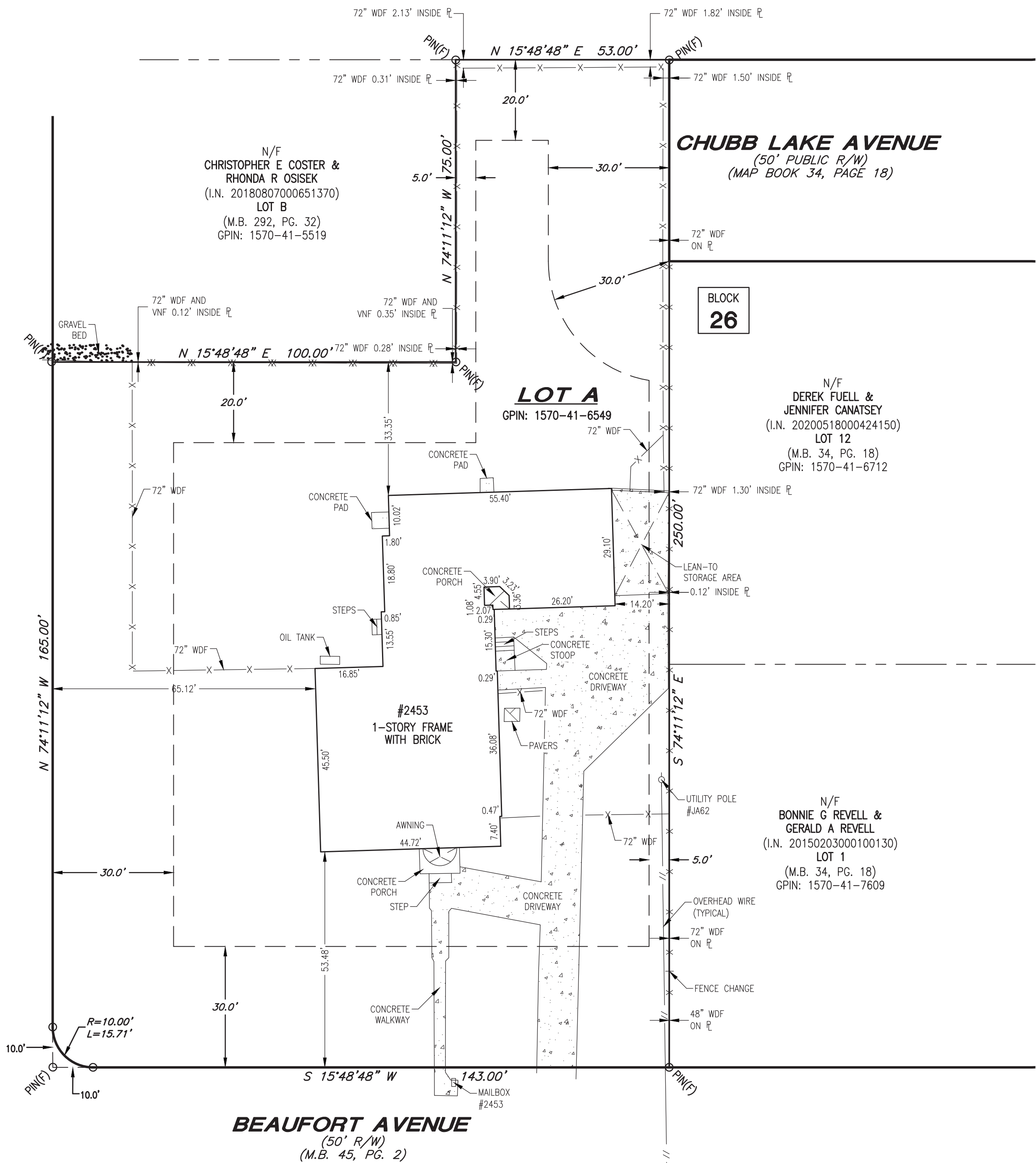


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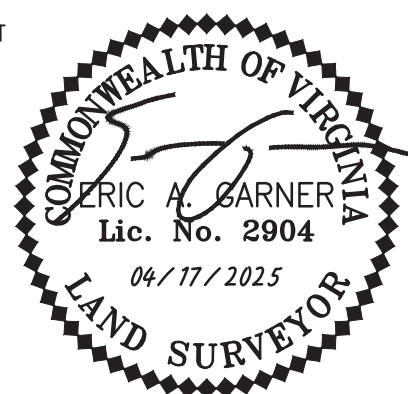
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ZONING SETBACK EXHIBIT

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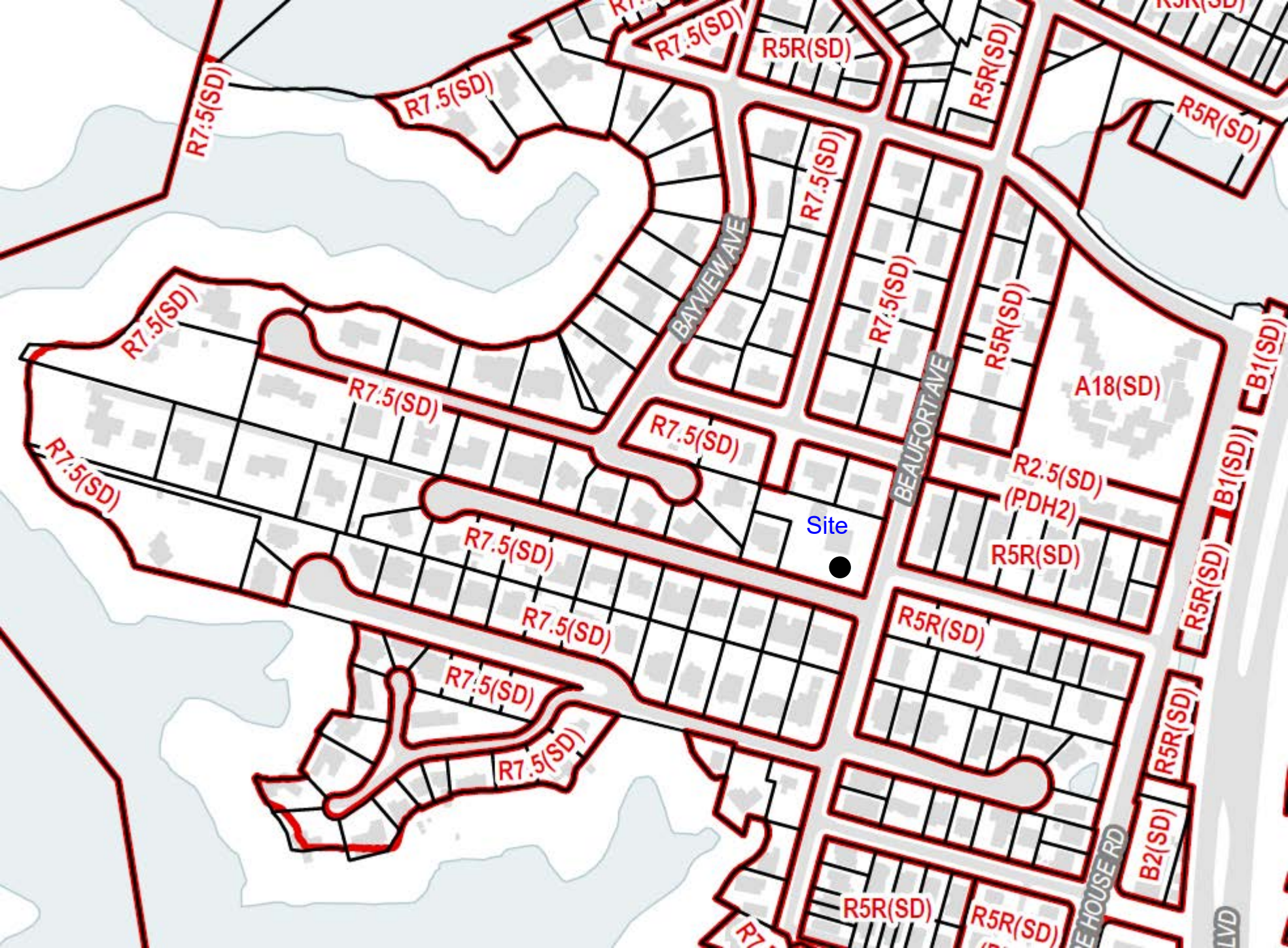
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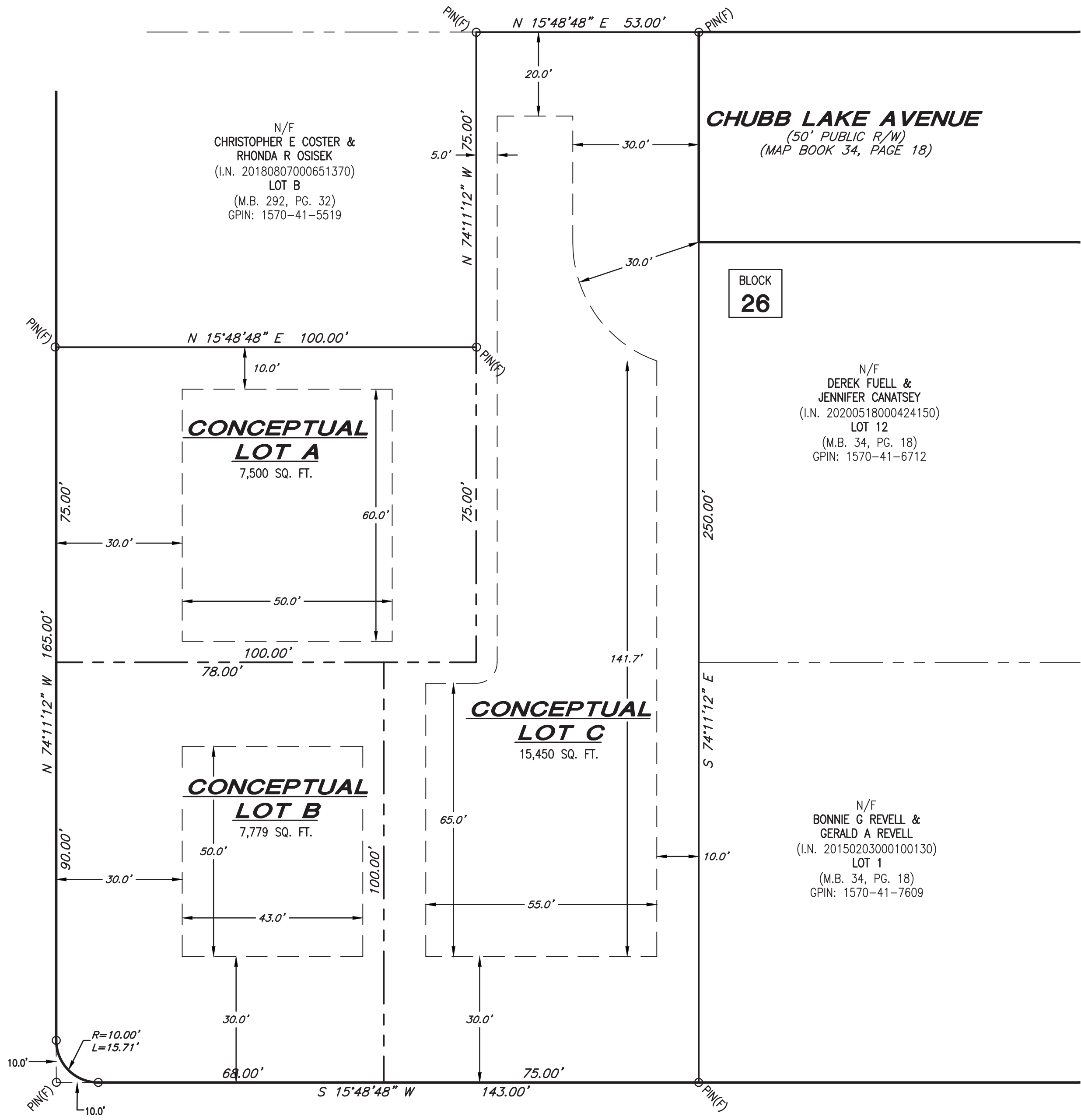
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MERIDIAN SOURCE
(M.B. 292, PG. 32)

BRADPOINTE LANE
(50' R/W)
(D.B. 2546, PG. 1996)



N/F
CHRISTOPHER E COSTER &
RHONDA R OSISEK
(I.N. 20180807000651370)
LOT B
(M.B. 292, PG. 32)
GPIN: 1570-41-5519

CHUBB LAKE AVENUE
(50' PUBLIC R/W)
(MAP BOOK 34, PAGE 18)

BLOCK
26

N/F
DEREK FUELL &
JENNIFER CANATSEY
(I.N. 20200518000424150)
LOT 12
(M.B. 34, PG. 18)
GPIN: 1570-41-6712

N/F
BONNIE G REVELL &
GERALD A REVELL
(I.N. 20150203000100130)
LOT 1
(M.B. 34, PG. 18)
GPIN: 1570-41-7609

BEAUFORT AVENUE
(50' R/W)
(M.B. 45, PG. 2)



POTENTIAL SUBDIVISION LAYOUT (OPTION A)

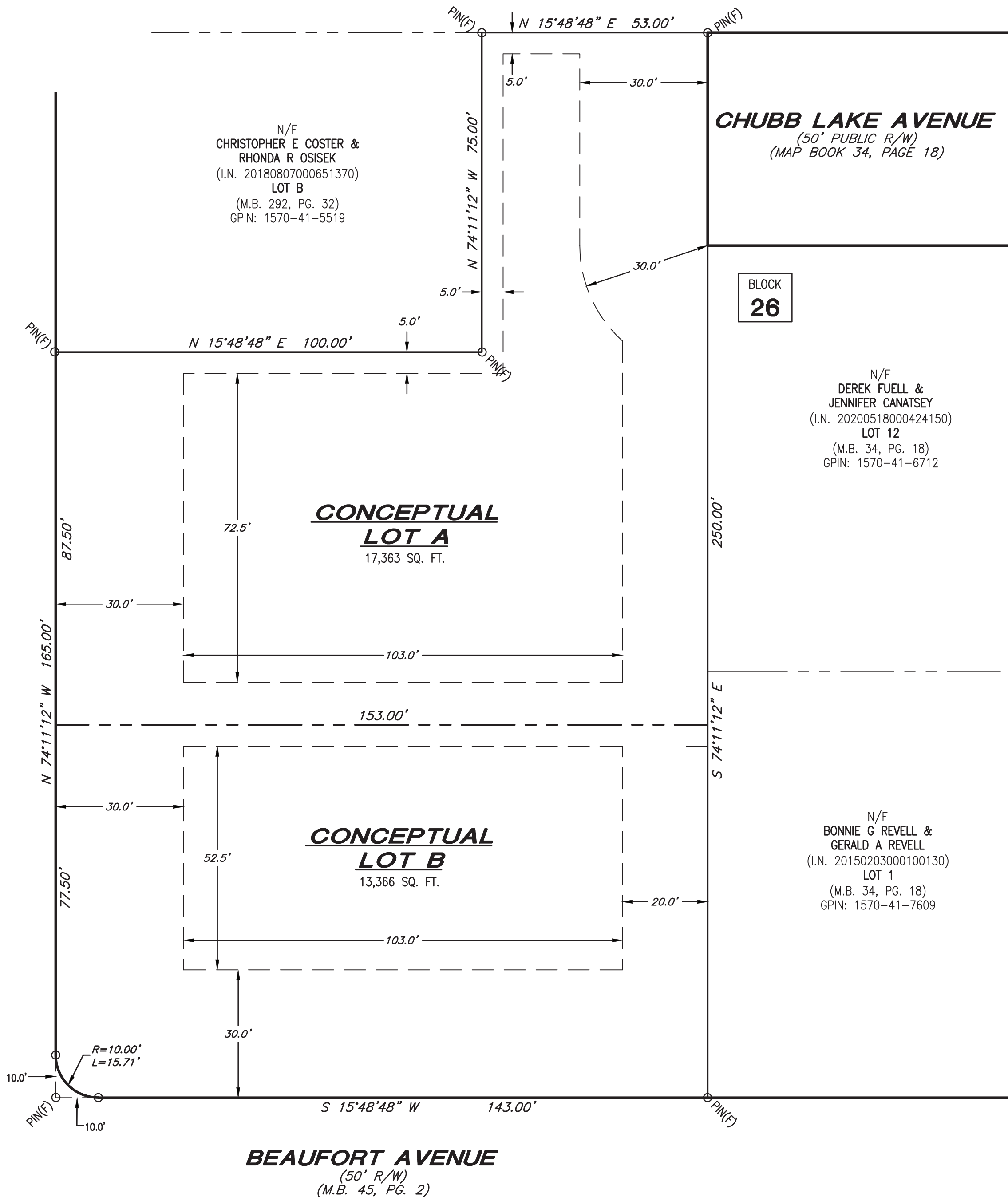
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