

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-260

To authorize the special use of the property known as 9 South Meadow Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 9 South Meadow Street, which is situated in a UB Urban Business District, desires to use such property for the purpose of a mixed-use building with outdoor dining, which use, among other things, is not currently allowed by section 30-433.2 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 15 2025 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 9 South Meadow Street and identified as Tax Parcel No. W000-0851/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Consolidation of Two Parcels Known as No. 1917 & No. 1919 W. Main Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated April 14, 2025, provided as an inset on Sheet Number A101 on the plans entitled “Proposed Exterior Patio with New Door and Window,” prepared by Paul Bethel Design, dated December 27, 2024, and last revised July 1, 2025, copies of which are attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed use building with outdoor dining, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Proposed Exterior Patio with New Door and Window,” prepared by Paul Bethel Design, dated December 27, 2024, and last revised July 1, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building with outdoor dining, substantially as shown on the Plans.

(b) No fewer than eight off-street parking spaces shall be provided for the Special Use, substantially as shown on Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) Signs on the Property shall be limited to signs permitted in the R-63 Multifamily Urban Residential District, pursuant to section 30-507.1 of the Code of the City of Richmond (2020), as amended.

(e) All mechanical equipment, including HVAC units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) The outdoor dining use shall only operate between the hours of 12:00 p.m. and 10:00 p.m., Tuesday through Saturday, and between the hours of 12:00 p.m. and 9:00 p.m. on Sunday.

(g) No amplified music shall be permitted in the outdoor dining area.

§ 4. Supplemental Terms and Conditions. This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. General Terms and Conditions. This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

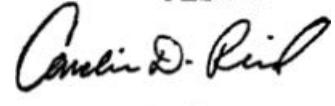
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:



Connie D. Reid
City Clerk

Big Chile Restaurant
1919 West Main Street
Richmond, VA.
Mr. Giovanni Izquierdo
804-481-9492

8/13/24

City of Richmond, VA.
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
804-646-6304
Email: PDRLandUseAdmin@rva.gov

Subject: Special Use Permit Application for 1919 West Main St., Richmond, VA.

To Whom It May Concern,

Please see the accompanying plan document with the current survey plat, and proposed exterior patio with dimensions.

Our purpose for constructing an exterior patio at 1919 West Main St. is to increase restaurant value, create a fun outdoor space and add to the charm and character of The Fan.

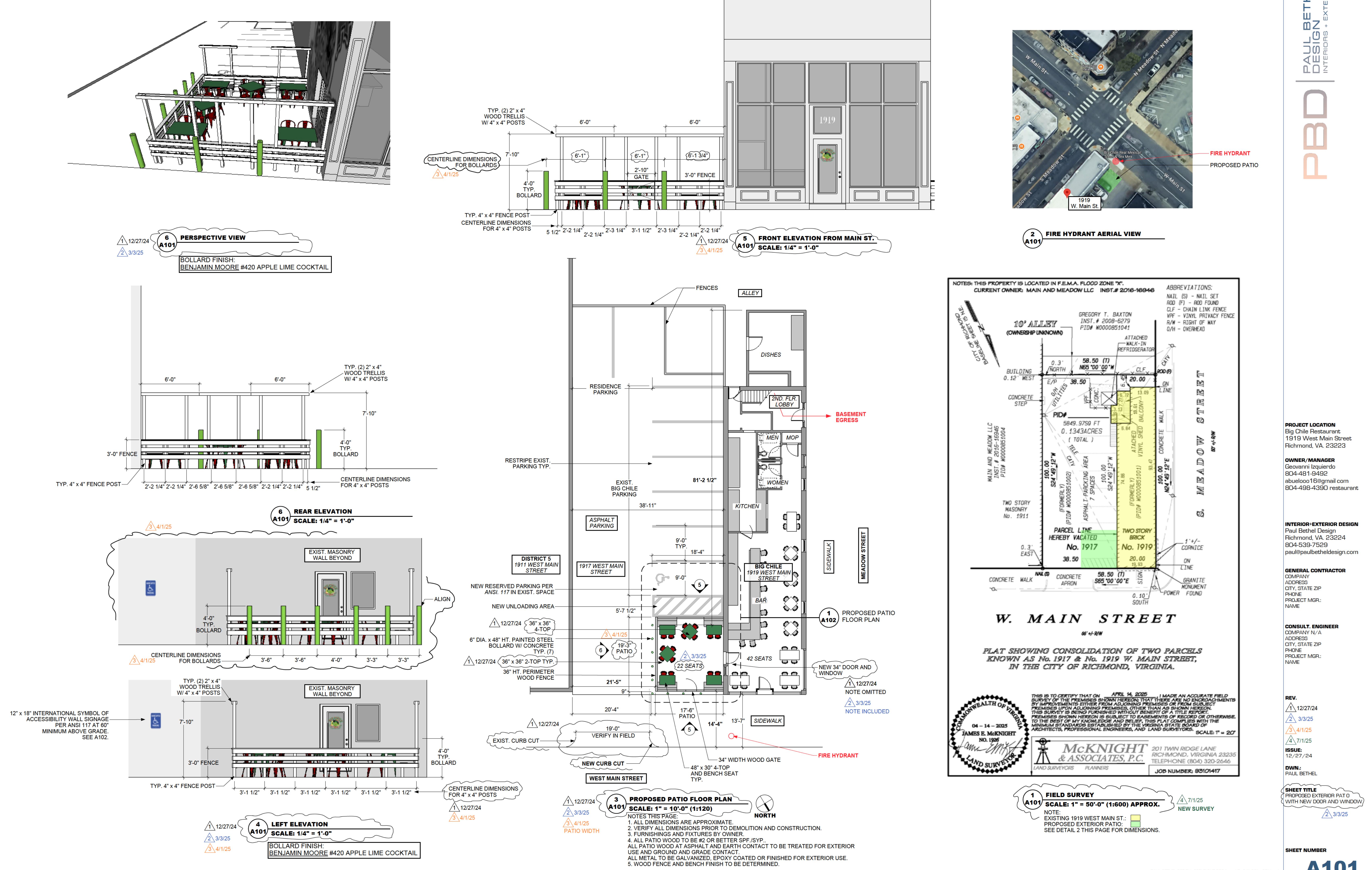
The plan proposes a patio in an existing asphalt parking area with a new access door and window adjacent to the patio from interior to exterior. This document includes construction documents for the renovation.

The restaurant's landlord and owner, Mr. Hani Atallah, has given permission to construct the patio, door and window. Mr. Atallah is also the landlord and owner for District 5 restaurant at 1911 West Main St..

Big Chile's current second floor tenant, M. Dewey Santogold, bar manager at District 5, has given permission for the project.

We feel the project has very low impact on the surrounding community as it is enclosed at the site, faces the street and a commercial parking lot, will not operate past 10:00pm closing time, will not include live or loud music, and will not contribute to excessive density, high energy consumption or visual imbalance.

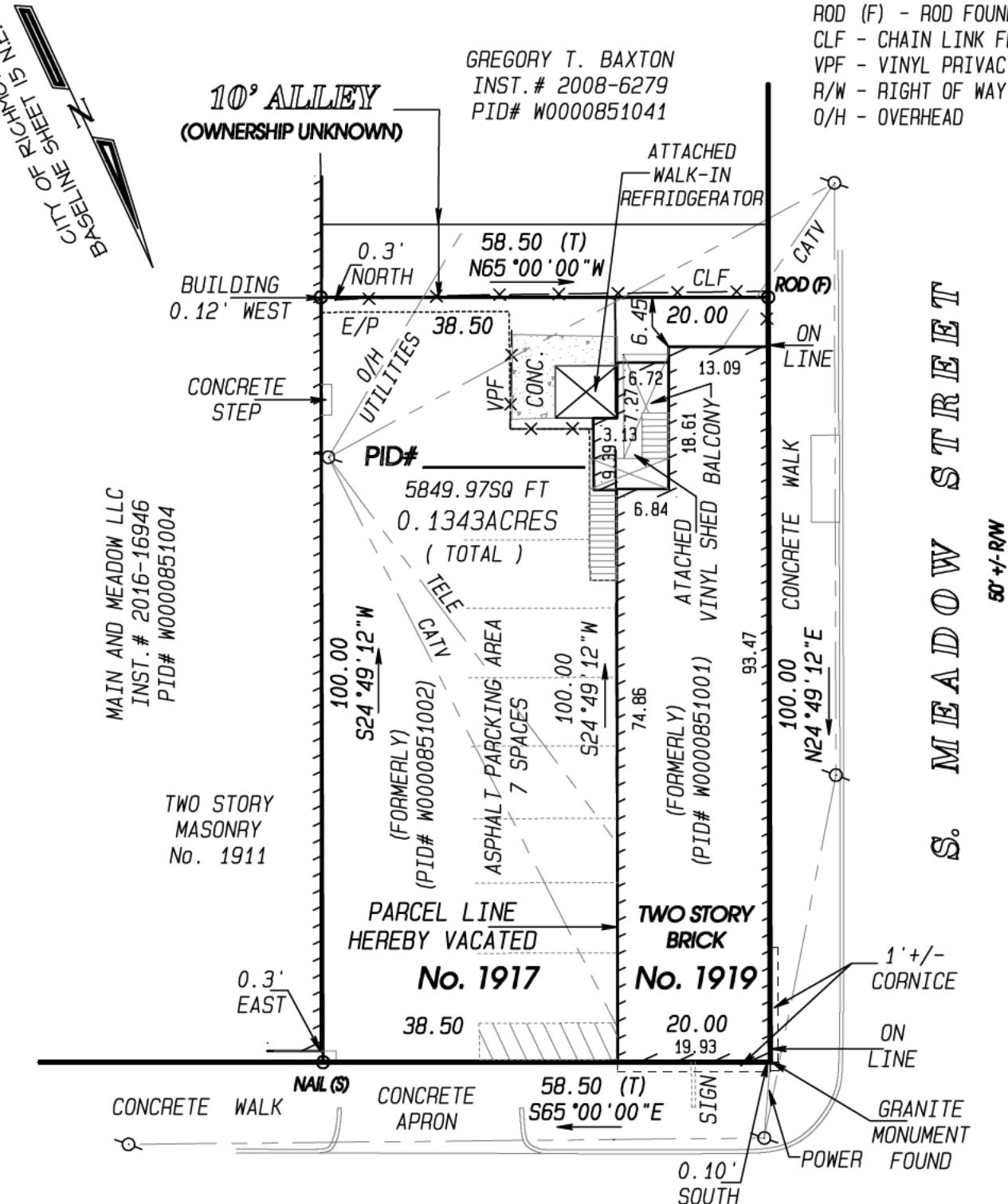
Thank You,
Giovanni Izquierdo
Owner and Manager
Big Chile Restaurant



NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: MAIN AND MEADOW LLC INST.# 2016-16946

ABBREVIATIONS:

NAIL (S) - NAIL SET
ROD (F) - ROD FOUND
CLF - CHAIN LINK FENCE
VPF - VINYL PRIVACY FENCE
R/W - RIGHT OF WAY
O/H - OVERHEAD



PLAT SHOWING CONSOLIDATION OF TWO PARCELS
KNOWN AS No. 1917 & No. 1919 W. MAIN STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON APRIL 14, 2025, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'

04 - 14 - 2025
JAMES E. MCKNIGHT
NO. 1926

James E. McKnight
LAND SURVEYOR

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 93101417

Hani Atallah
Owner, Main and Meadow
1911 W Main St
Richmond, VA 23220

[REDACTED]
804-908-8220

July 31, 2024

Big Chile
1917 W Main Street
Richmond, VA 23220

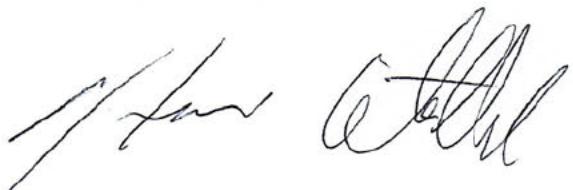
Dear Big Chile Owner/Manager,

I am writing to confirm that as the owner of Main and Meadow, I grant permission to Big Chile to build and create a patio at your location, 1919 W Main Street, Richmond, VA.

This permission is given with the understanding that all construction will comply with local building codes and regulations, and that appropriate permits will be obtained as required by the City of Richmond. Furthermore, the patio must be constructed in a manner that ensures safety, accessibility, and does not infringe on neighboring properties.

Please feel free to contact me if you have any questions or require further assistance.

Best regards,



Hani Atallah
Owner, Main and Meadow



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

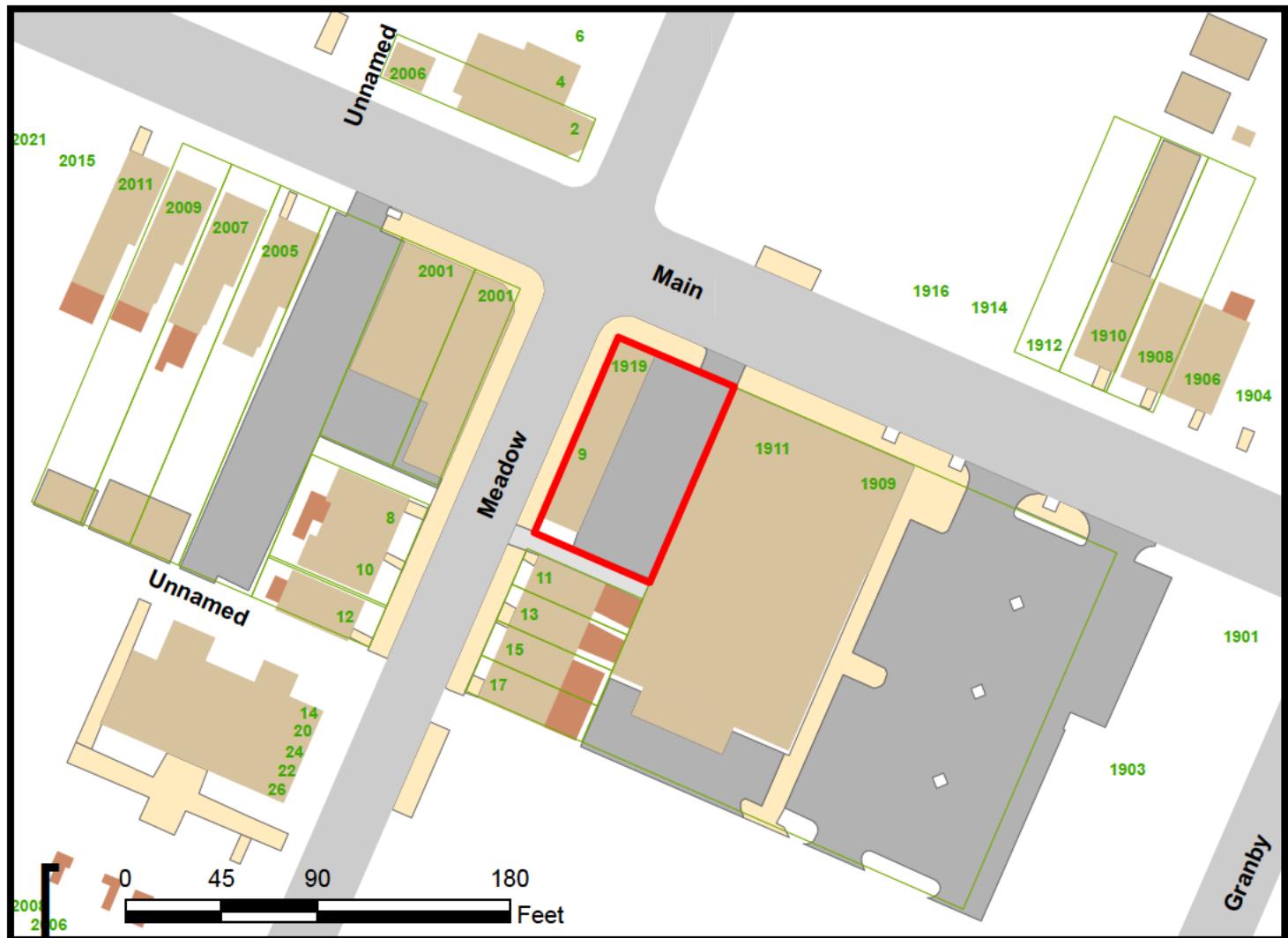
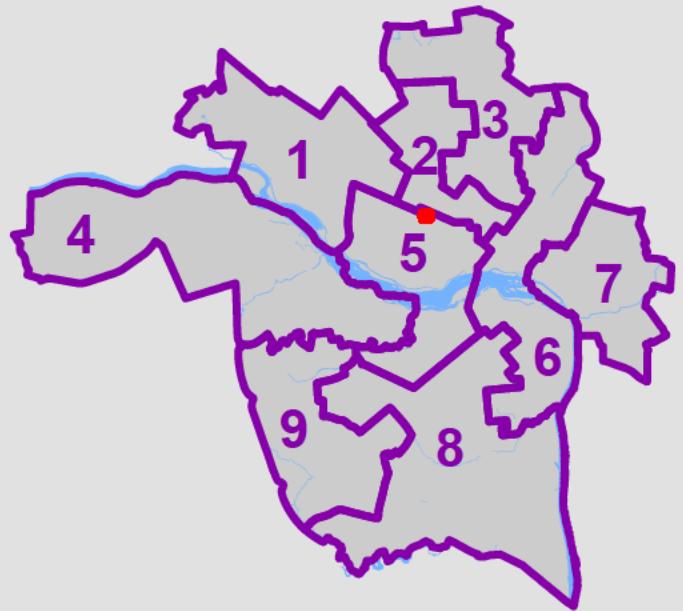
LOCATION: 9 South Meadow Street

APPLICANT: Paul Bethal

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 9 South Meadow Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*





CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 1919 West Main St. **APARTMENT NO/SUITE** n/a

APPLICANT'S NAME: Mr. Geovanni Izquierdo **EMAIL ADDRESS:** [REDACTED]

BUSINESS NAME (IF APPLICABLE): Big Chile Restaurant

SUBJECT PROPERTY OR PROPERTIES: 1919 West Main. St.

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
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TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Mr. Hani Atallah

PROPERTY OWNER ADDRESS: 1911 W. Main St. Richmond, VA. 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804-908-8220

Property Owner Signature: Hani Atallah

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

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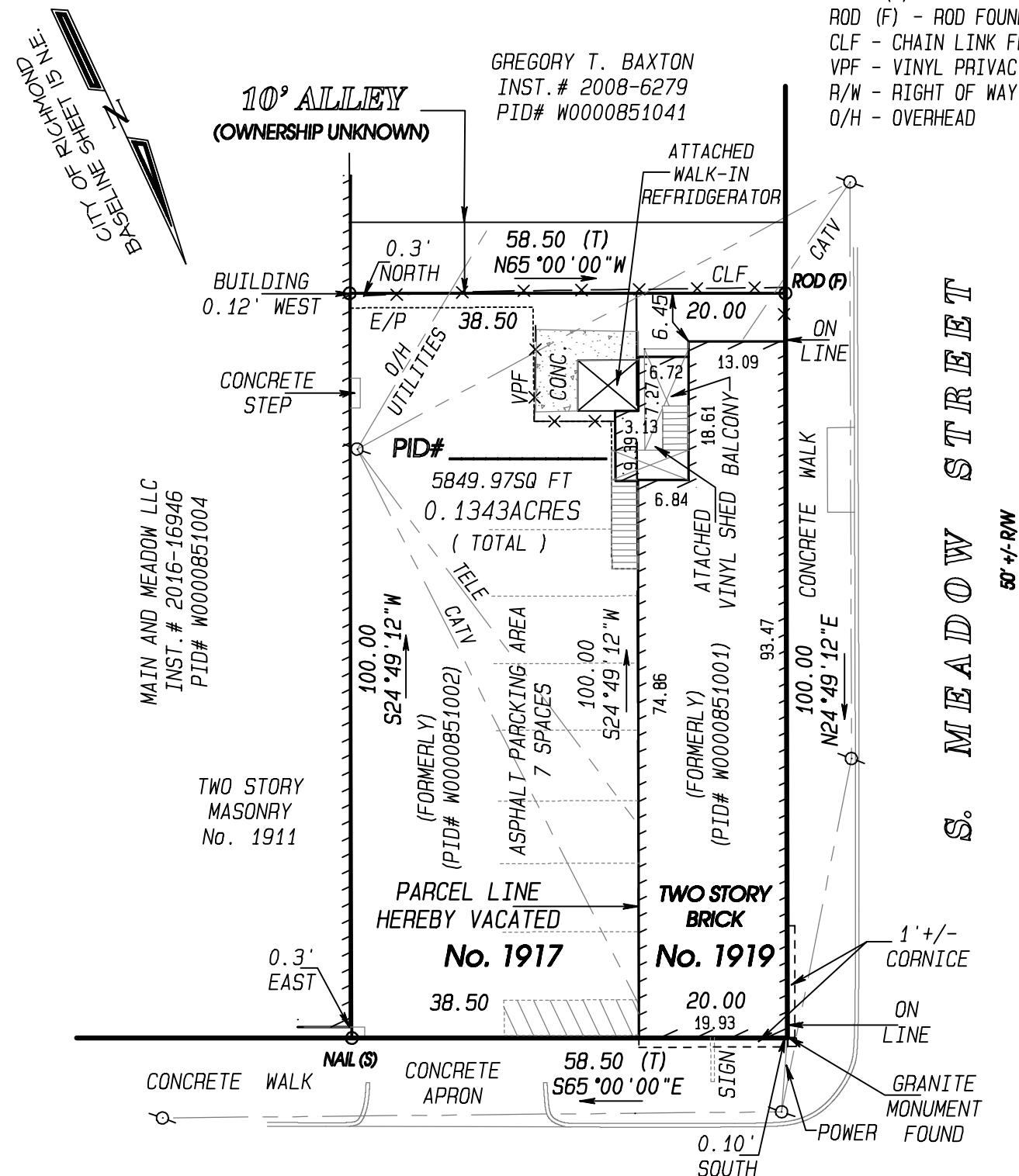
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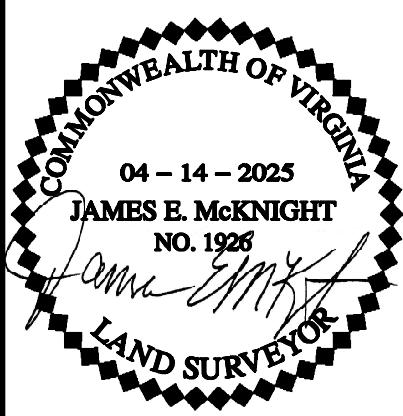
W. MAIN STREET

66' +/- R/W

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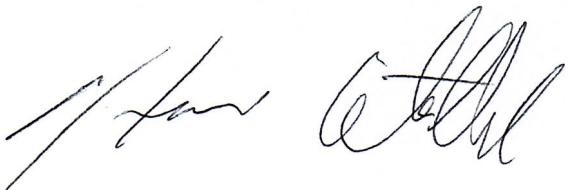
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Special Use Permit

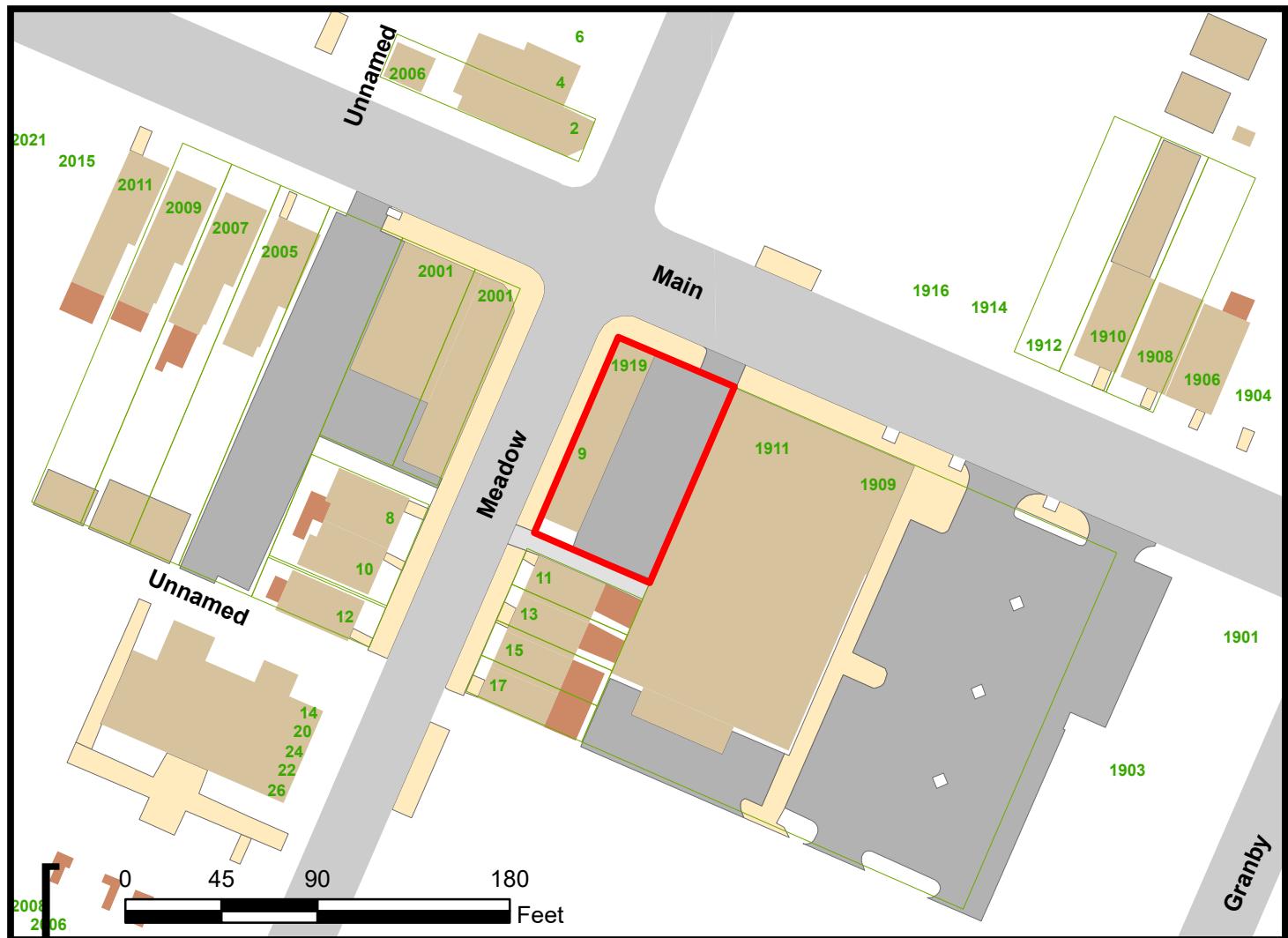
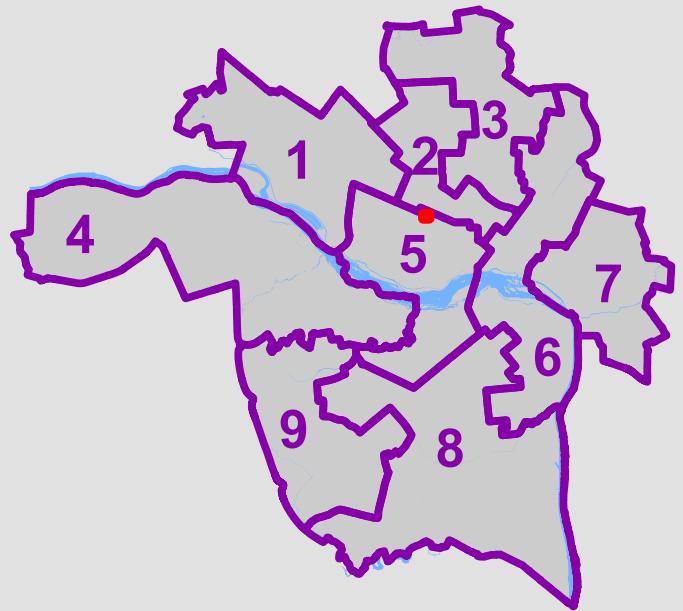
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