

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-261

To authorize the special use of the property known as 2702 Selden Street for the purpose of one single-family detached dwelling, 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 2702 Selden Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of one single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, 30-410.5, concerning yards, and 30-410.6, concerning lot coverage, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 15 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 2702 Selden Street and identified as Tax Parcel No. E012-0292/002 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Survey of 2704 Selden Street, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated April 1, 2025, a copy of which is 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 one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2702 Selden Street SUP Application,” prepared by Ihab Aramin, and dated April 28, 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 one single-family detached dwelling, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

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

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of sidewalk along the eastern line of North 27th Street from the northern line of Selden Street to the southern line of Fairfield Avenue, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the

Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, 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.

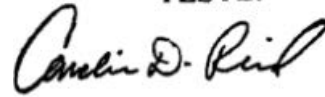
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days 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:

A handwritten signature in cursive script, reading "Carolin D. Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 1, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 2702 Selden Street for the purpose of one single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize a single-family dwelling in an R-5 Single-Family Residential District. While single-family detached dwellings are permitted uses in this district, the proposal does not meet certain lot feature requirements. A Special Use Permit is therefore required to pursue this development.

BACKGROUND: The property is located in the Creighton neighborhood on the northern side of Selden Street at the intersection with Fairfield Avenue. The property is a 1,302 sq. ft. parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is described as "existing or new highly walkable urban neighborhoods" (p. 56)

Intensity: Buildings are generally two to four stories. Lot sizes generally range up to 1,500 to 5,000 square feet.

The current zoning for this property is R-5 Single-Family Residential District. Adjacent properties are also located within this district. The area is generally single-family residential.

COMMUNITY ENGAGEMENT: The property is not located within the boundaries of a civic association; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission December 2, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

David Watson, Planner, Land Use Administration (Room 511) 646-1036



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: 2702 Selden St APARTMENT NO/SUITE _____

APPLICANT'S NAME: Ihab aramin EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

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
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

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: Ihab aramin ba 23225

PROPERTY OWNER ADDRESS: 2840 Braidwood Rd, Richmond

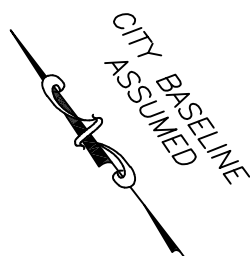
PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 8046661615

Property Owner Signature: _____

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.

-



C1
A 30.75'
R 503.00'
D 3°30'10"
B N 86°15'41" E
C 30.75'

N 27TH STREET

VAR. PUBLIC R/W

N 36°48'23" E 45.75

1302 Sq. Feet
0.0299 Acres

NO IMPROVEMENTS

S 36°48'23" W 66.10

PROJECT HOMES
NST. 220021402
E0120292004

$$/ \text{ } ROD(F)$$
 $ROD(F)$

50.00%

CONC. WAI K

 $ROD(F)$

$\times 36^{\circ}34'59''$ W $\times 118.88'$

#2706

26.2

$$ROD(F$$
 $STONE(F)$

N 52°17'55" W

SELDEN STREET

40' PUBLIC R/W

*SURVEY OF
2704 SELDEN STREET*

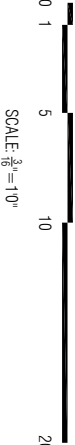
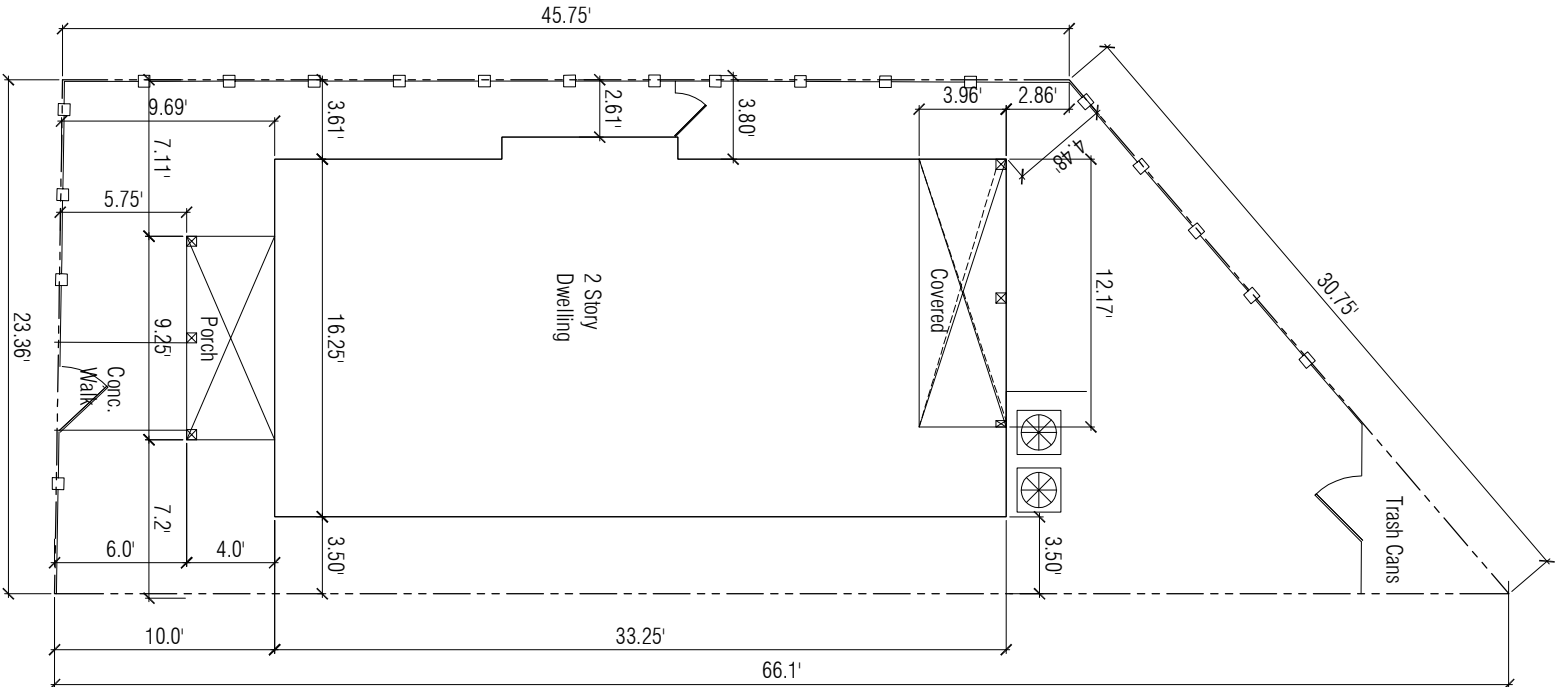
CITY OF RICHMOND
VIRGINIA
APRIL 1, 2025
SCALE: 1"=20'

2702 Selden Street SUP Application

NARRATIVE: Construction of new single family detached home in accordance with these plans and the 2021 Virginia Building Code on an irregular shaped lot .

Property Information

Parcel ID: E0120292004
Zoning: R-5 Residential (Single Family)
Use: Residential
Setbacks:
Front Yard = 9.69 feet
Right Side Yard = 3.5 feet
Left Side Setback = 2.61 feet
Yard = 4.48 feet
Lot Area: 1302 sq. ft.
Lot coverage: 549 sq. ft. / 43%



SHEET NO.

ADDRESS:

SHEET NAME:

DESIGNER:

OWNER:

REVISIONS:

2702 Selden St.
Richmond, VA.
23225

SITE DATA

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

DATE: 04/28/2025

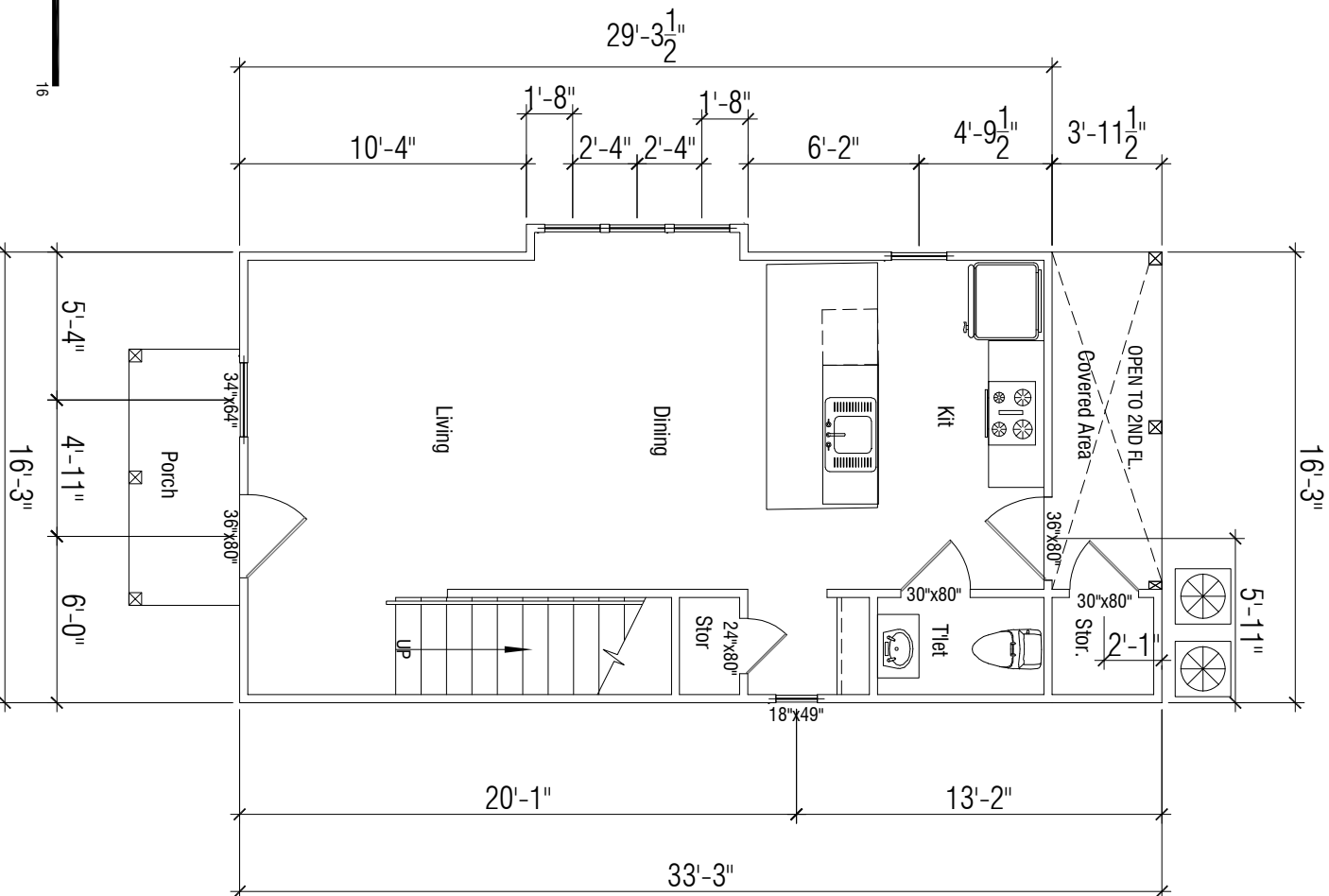
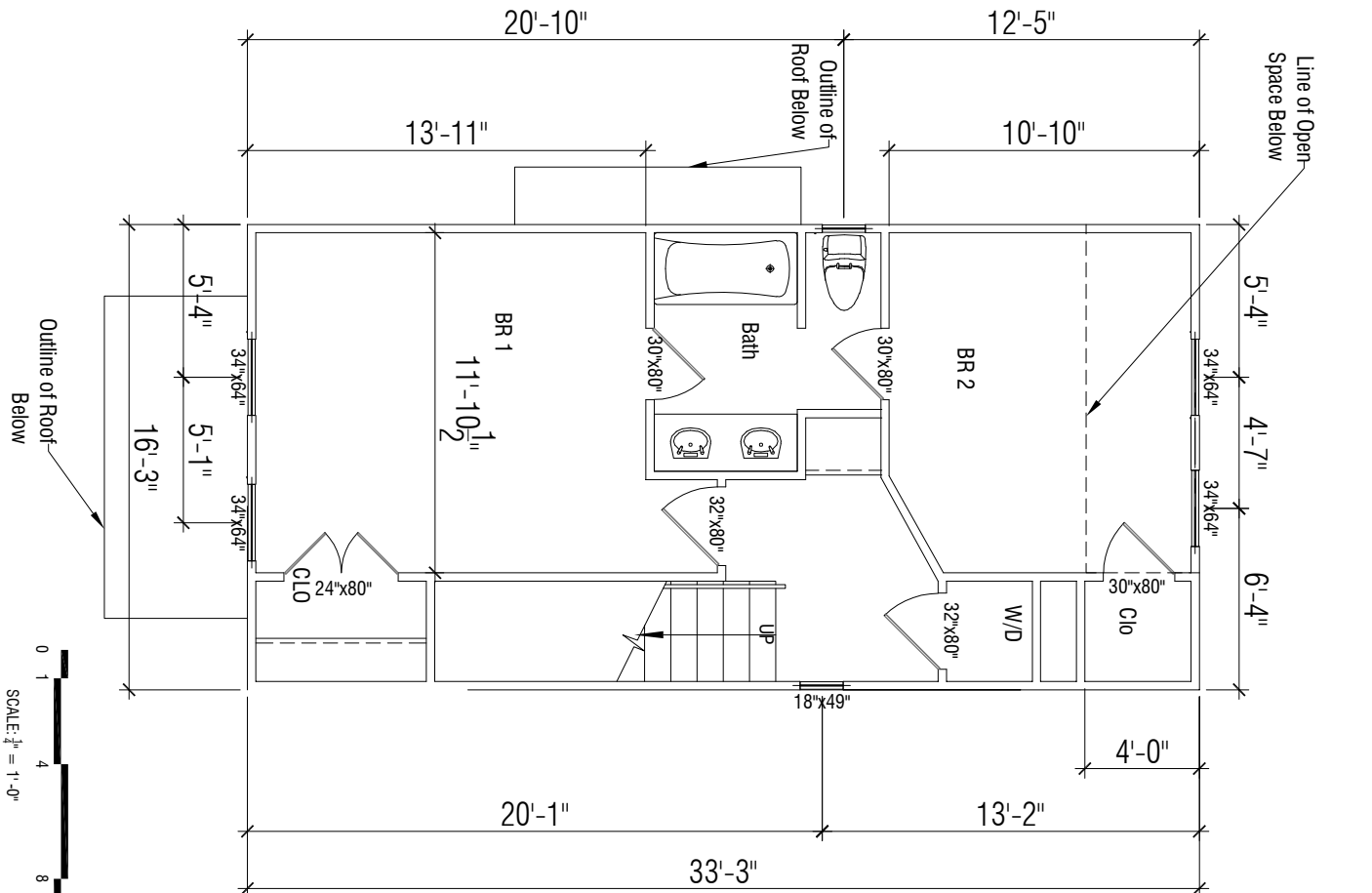
2702 Selden St.
Richmond, VA.
23225

SITE DATA

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

A0.0



SECOND FLOOR PLAN

FIRST FLOOR PLAN



SHEET NO.

ADDRESS:

SHEET NAME:

DESIGNER:

OWNER:

REVISIONS:

DATE: 04/28/2025

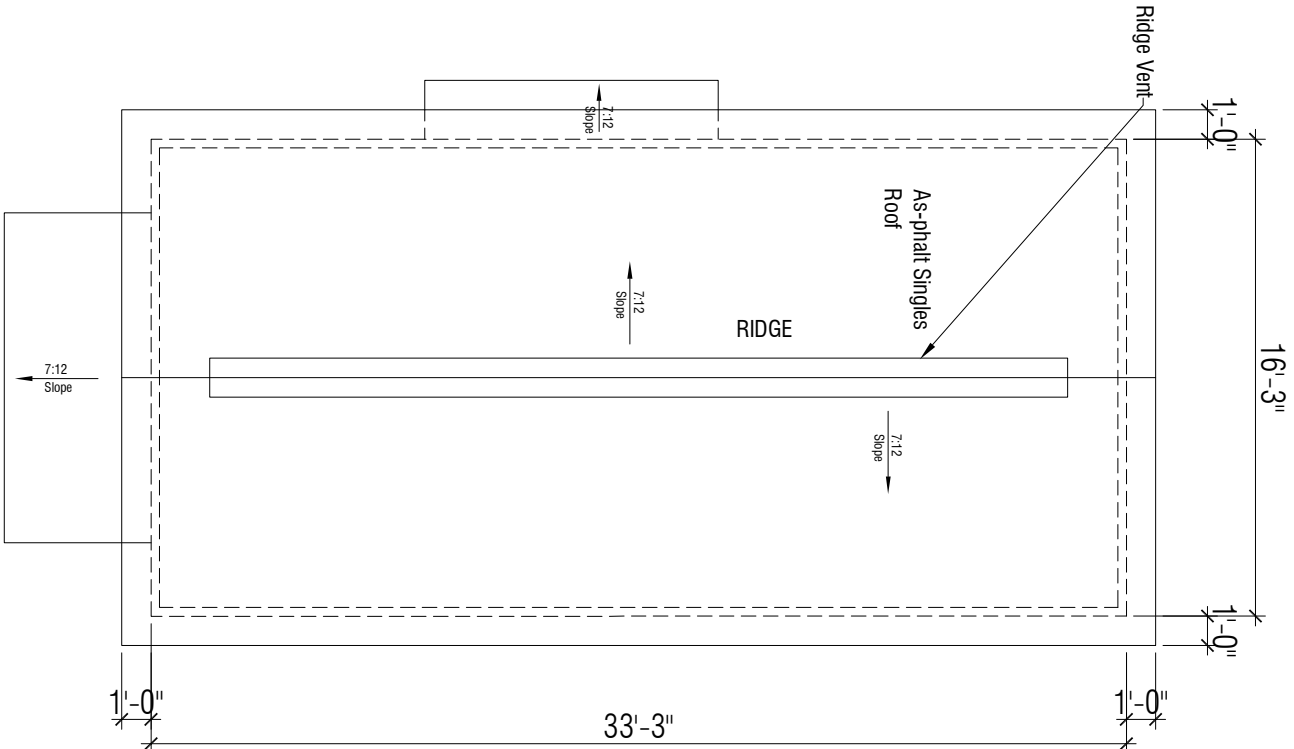
2702 Selden St.
Richmond, VA.
23225

FLOOR PLANS

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

A2.0



ROOF FLOOR PLAN

SHEET NO.

ADDRESS:

SHEET NAME:

DESIGNER:

OWNER:

REVISIONS:

2702 Selden St.
Richmond, VA.
23225

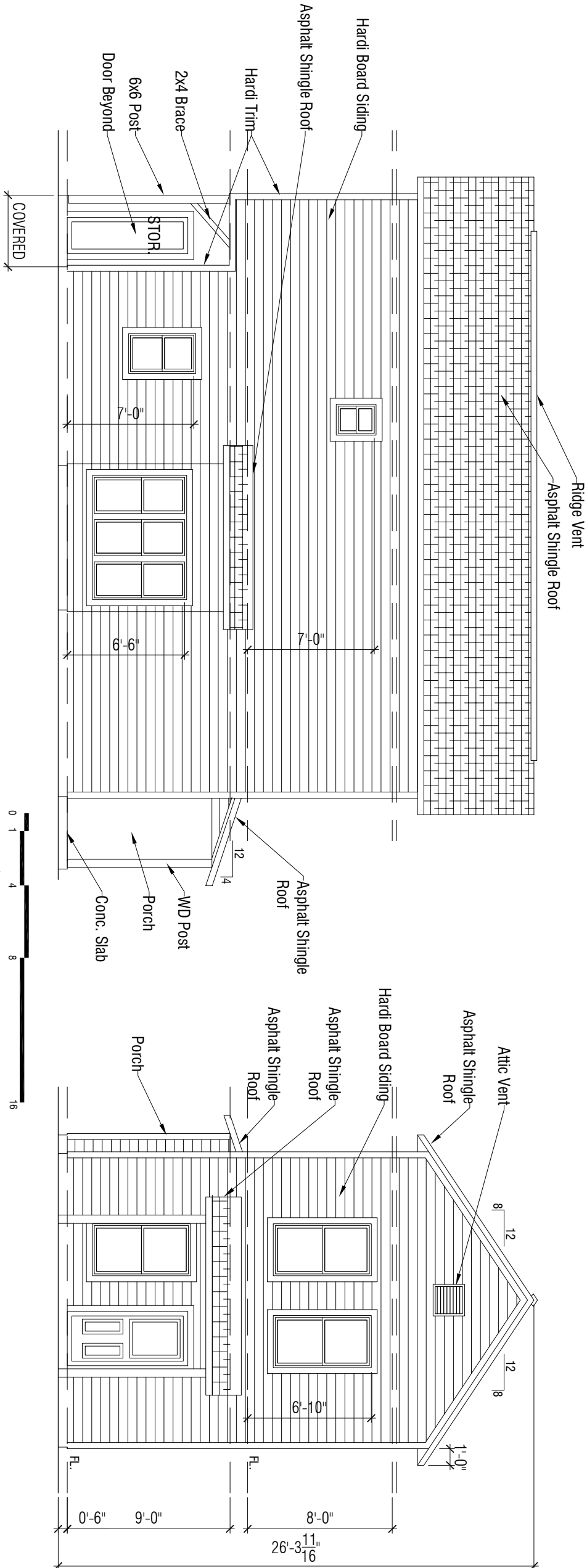
ROOF PLAN

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

DATE: 04/28/2025

A2.1



LEFT SIDE ELEVATION

FRONT ELEVATION

SHEET NO.

ADDRESS:

SHEET NAME:

DESIGNER:

OWNER:

REVISIONS:

2704 Selden St.
Richmond, VA.
23225

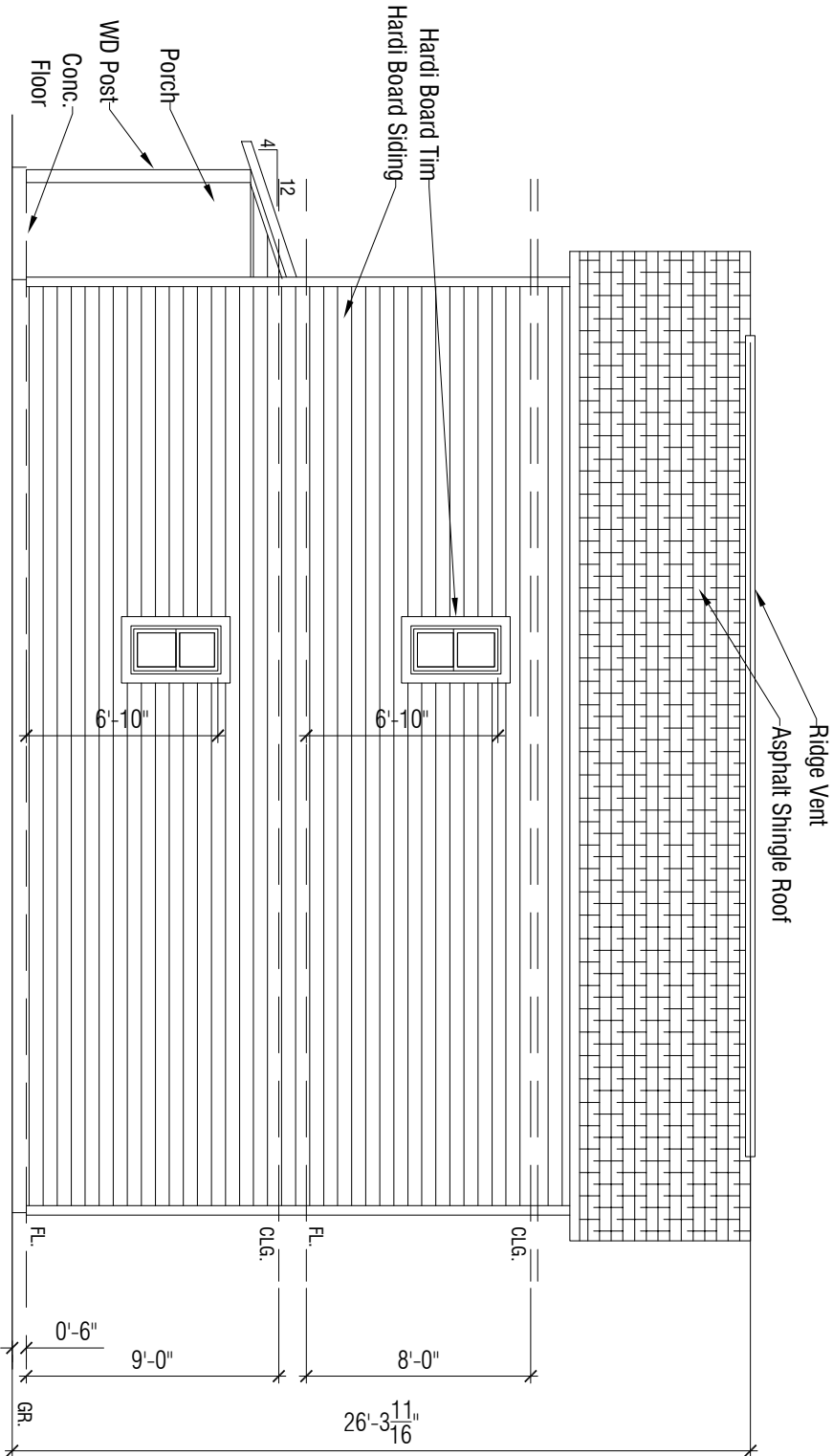
ELEVATIONS

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

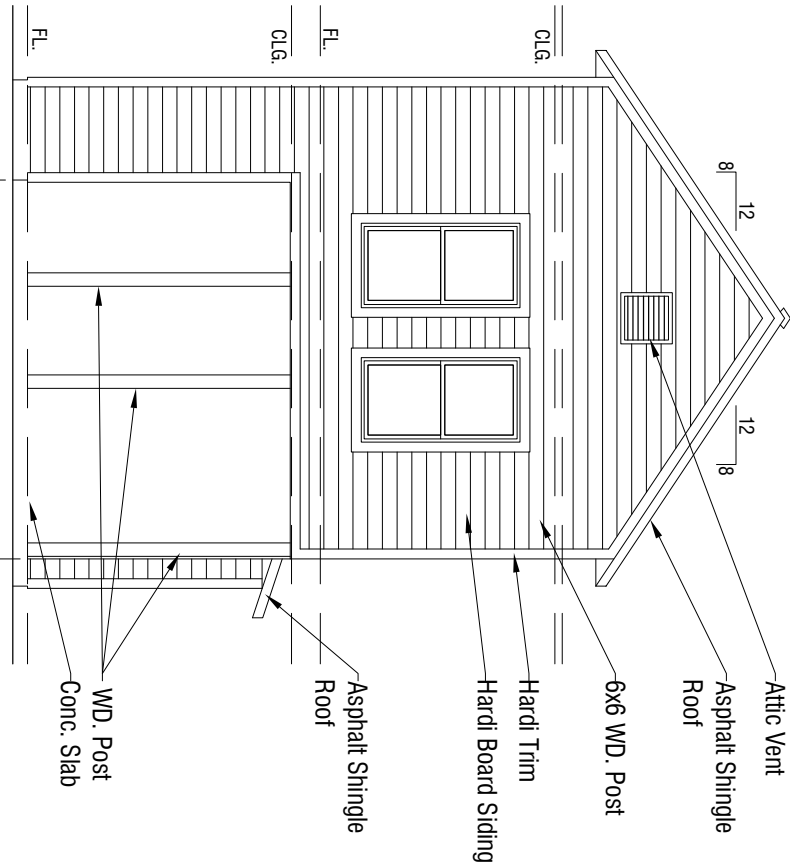
Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

DATE: 04/28/2025

A3.0



RIGHT SIDE ELEVATION



REAR ELEVATION

ADDRESS: SHEET NAME:

REVISIONS:

ELEVATIONS

DATE: 04/28/2025

2704 Selden St.
Richmond, VA.
23225

DESIGNER:

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

OWNER:

Ihab Aramin
2840 Braidwood Rd.
Richmond, VA.
23225

SHEET NO.

A3.1



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

Special Use Permit

LOCATION: 2702 Selden Street

APPLICANT: Aramin Real Estate LLC

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 2702 Selden Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@rva.gov*

