



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 6209 Forest Hill Ave Date: 9-26-23  
Parcel I.D. #: C664663305 Fee: \_\_\_\_\_  
Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

FOR CO  
Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Ihab ARAMIN

Company: \_\_\_\_\_  
Mailing Address: 2840 Bradwood Rd  
City: Richmond VA State: VA Zip Code: 23220  
Telephone: (804) 666-1615 Fax: ( )  
Email: Ihab.ARAMIN@yahoo.com

**Property Owner:** Ihab ARAMIN  
If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2840 Bradwood Rd Richmond VA  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 666-1615 Fax: ( )  
Email: Ihab.ARAMIN@yahoo.com

**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. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

David,

I have a customer that just constructed a new single-family dwelling and a new detached garage. He needs a SUP for the new detached garage because the garage does not meet the side yard (setback) requirement. Please see email chain below. The customer (Ihab Aramin) is someone you helped with a SUP for a new single-family dwelling that did not meet setbacks at 1203 N 19<sup>th</sup> Street, he now needs assistance with this garage.

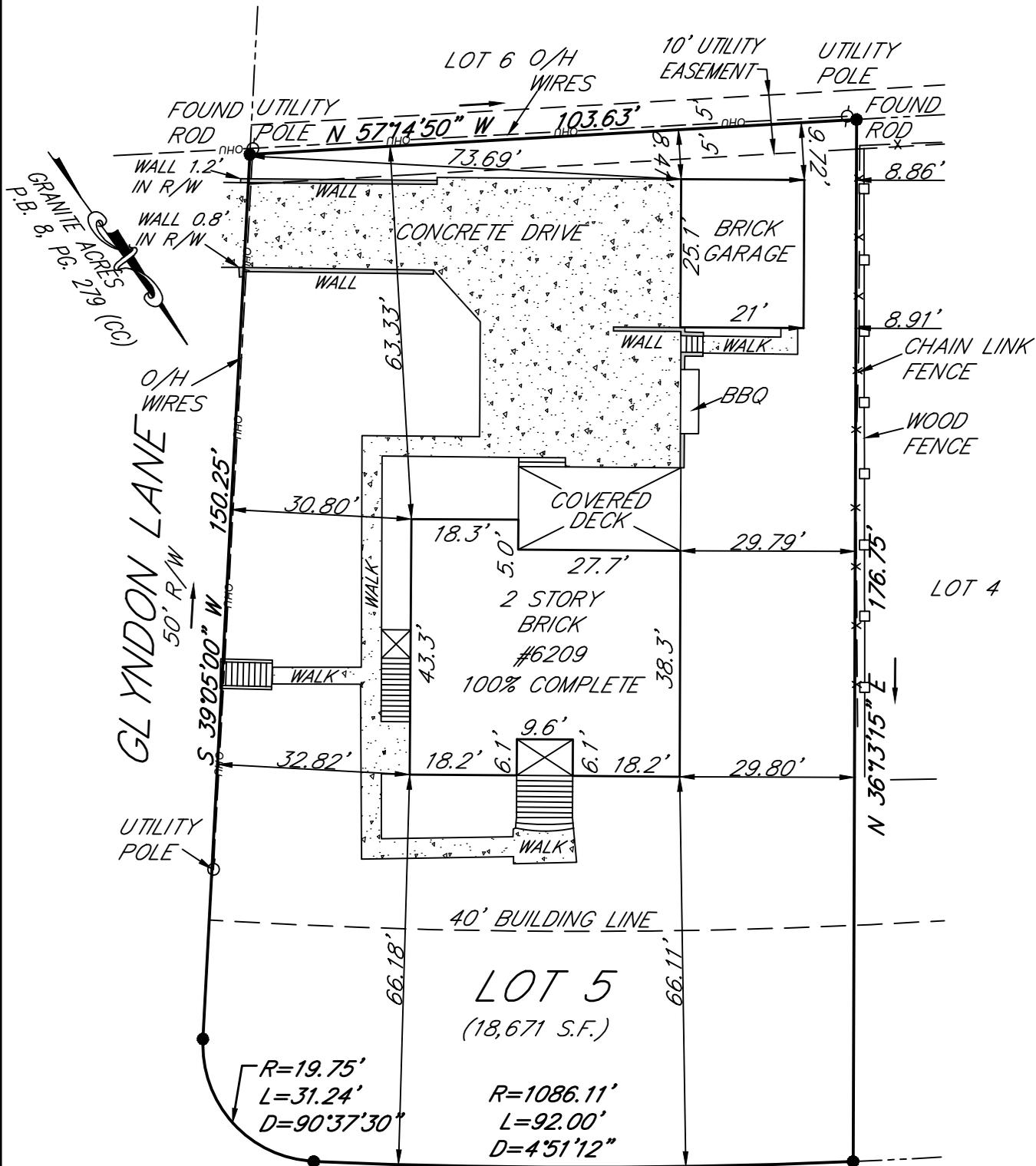
Would you reach out to Mr. Aramin and assist him with the application process? You can reach Mr. Aramin by telephone at (804) 666-1615? If you prefer for Mr. Aramin to reach out to you that would be fine!

Thank you David!

David  
Zoning Administration  
City of Richmond

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER: 5101290017D EFFECTIVE DATE: 04-02-2009.

THIS IS TO CERTIFY THAT ON 8-14-2023 I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

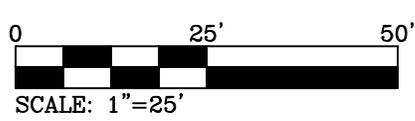
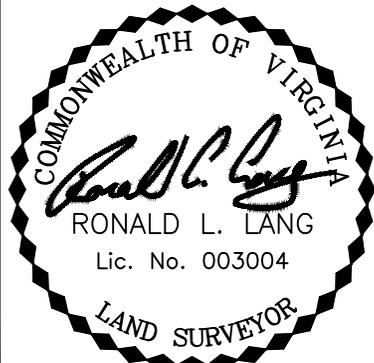


FOREST HILL AVENUE  
 VARIABLE WIDTH R/W  
 PLAT SHOWING IMPROVEMENTS ON  
 LOT 5, BLOCK D, SECTION B  
 GRANITE ACRES  
 CITY OF RICHMOND, VIRGINIA

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

Parcel ID: C0040633005  
 Owner: ARAMIN REAL ESTATE LLC  
 INST. #20-12809  
 ADDRESS: 6209 Forest Hill Ave

RONALD L. LANG, LS  
 4413 LITTLE RIDGE LANE  
 CHESTERFIELD, VA 23832  
 PHONE: 804-720-1995



DATE: 8-14-2023	SCALE: 1"=25'
DRAWN BY: RLL	
CHECKED BY: RLL	
DWG NAME: 6209 FOREST HILL AVE	

## GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
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- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.
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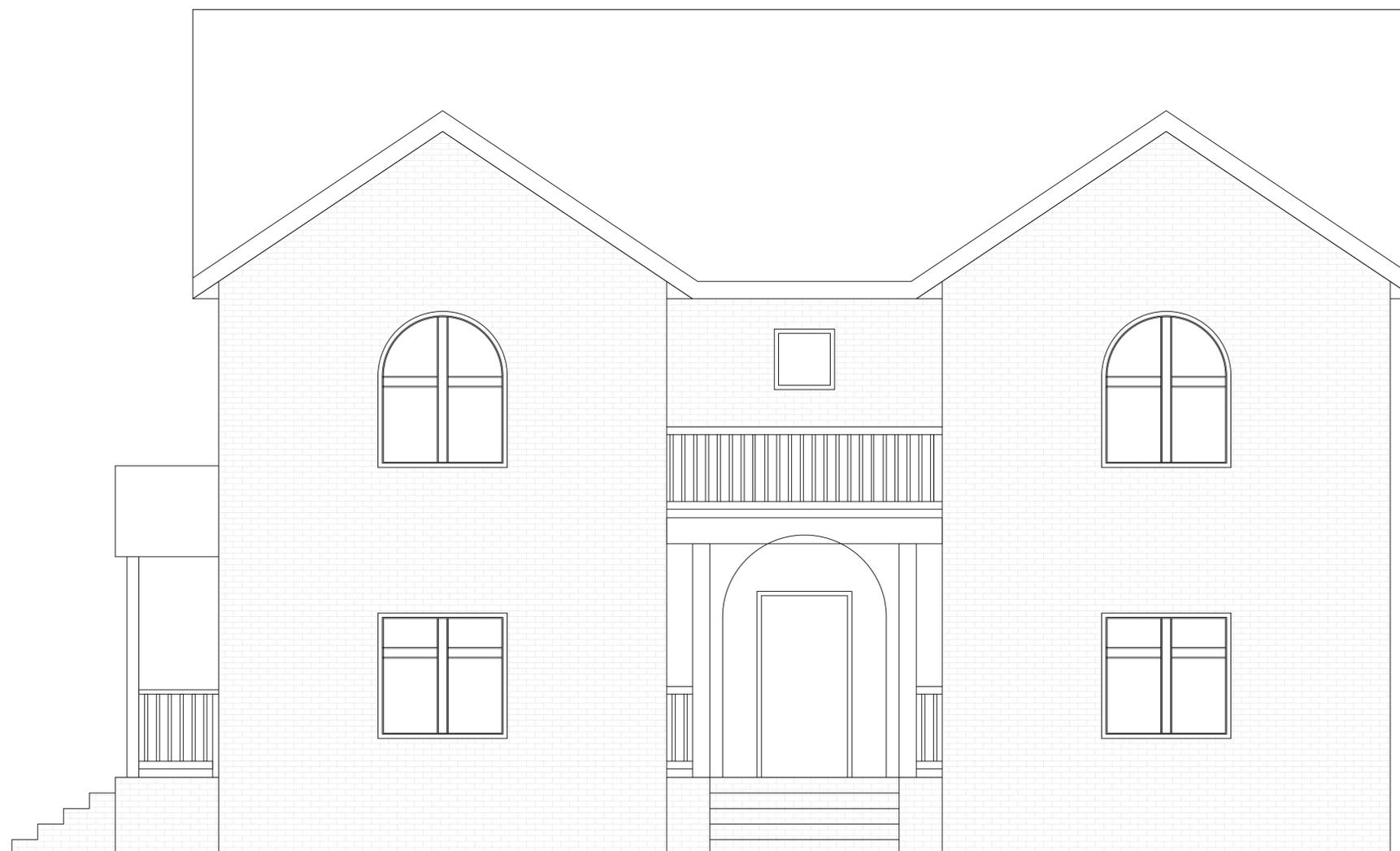
## BUILDING INFORMATION

PARCEL ID: 00040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK



# 6029 FOREST HILL AVENUE NEW CONSTRUCTION

## SHEET LIST

T100	COVER SHEET
S100	SITE PLAN
A100	FLOOR PLANS
A101	FOUNDATION / FRAMING PLANS
A102	ROOF / FRAMING PLANS
A103	BRACED WALL PLANS
A200	ELEVATIONS
A201	TYPICAL DETAILS
A300	GARAGE

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: COVER SHEET			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: T100	REVISION:	REVISION: --

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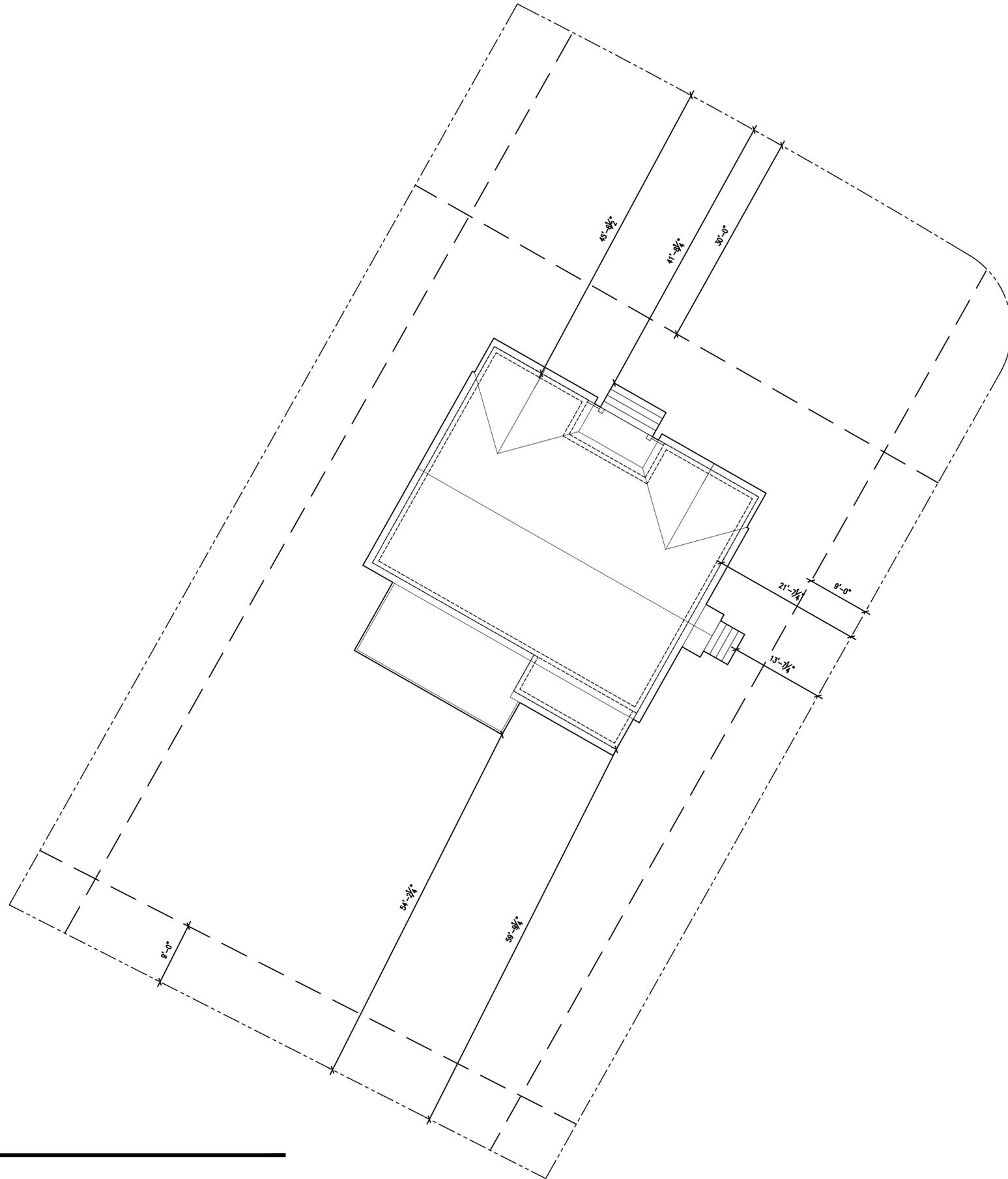
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 1713 SF (FOOTPRINT)

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## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



## SITE PLAN

SCALE: 1/8" = 1'-0"

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: SITE PLAN			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: S100	REVISION:	REVISION: --

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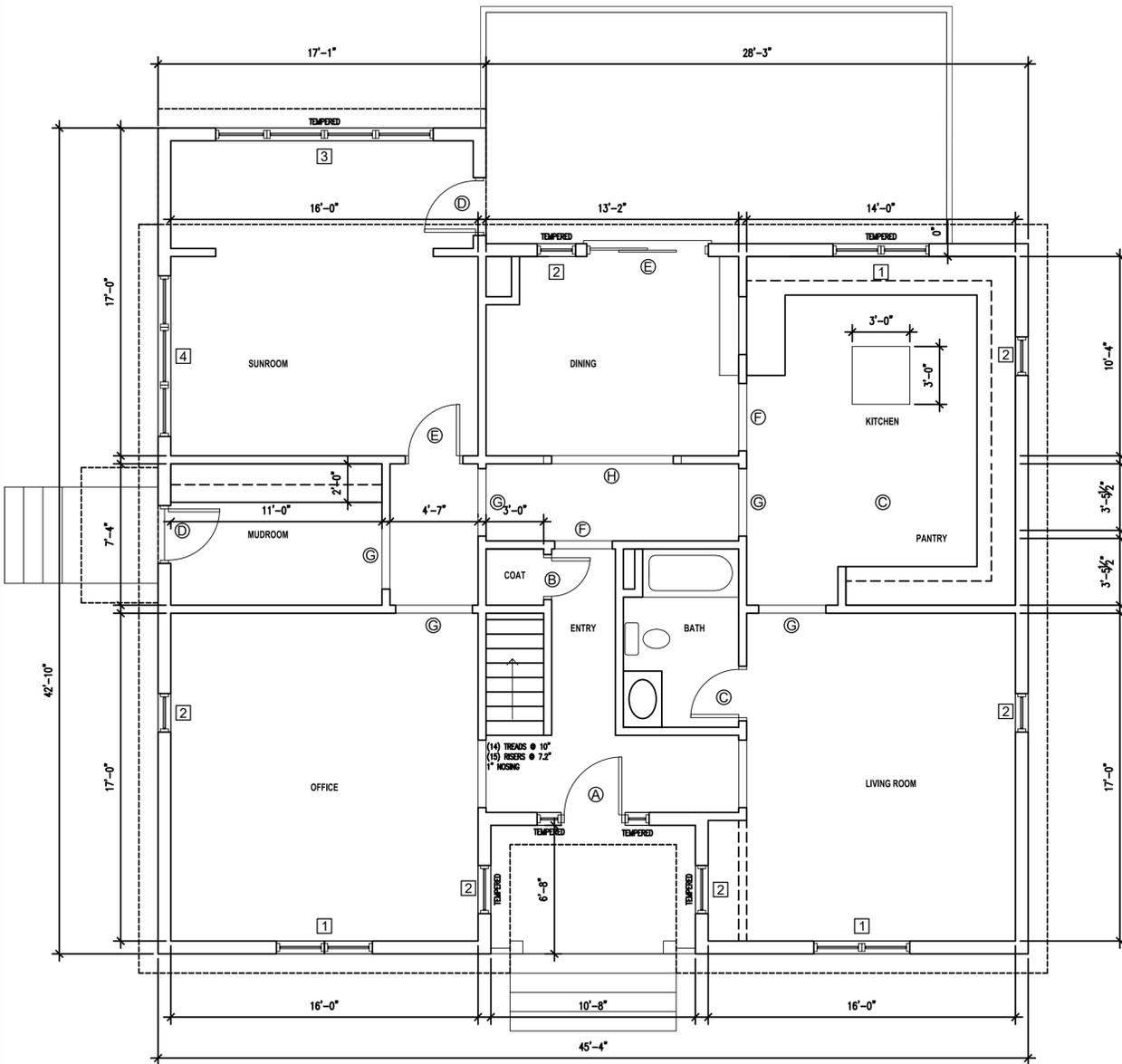
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
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 1713 SF (FOOTPRINT)

## ZONING INFORMATION

ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

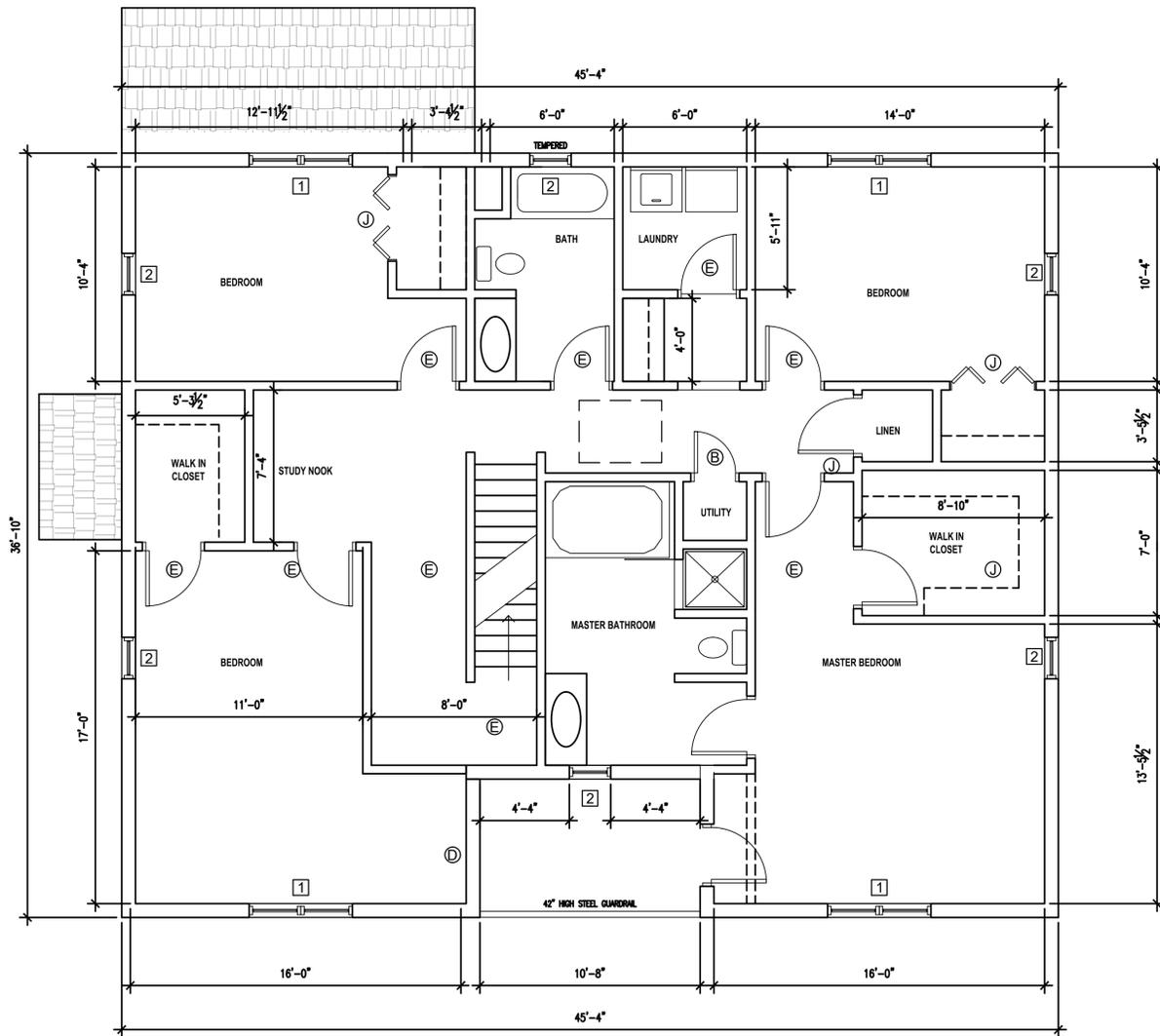


## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

### DOOR / OPENING SCHEDULE

MARK	SIZE		TYPE	MARK	SIZE		TYPE
	WIDTH	HEIGHT			WIDTH	HEIGHT	
(A)	3'-0"	6'-8"	INTERIOR	(J)	4'-0"	6'-8"	INTERIOR
(B)	2'-0"	6'-8"	INTERIOR	*	INCLUDES (1) 1'-0" TEMPERED SIDELIGHTS.		
(C)	2'-6"	6'-8"	INTERIOR	**	(2) 2'-0" CLOSET DOORS		
(D)	2'-8"	6'-8"	EXTERIOR				
(E)	2'-8"	6'-8"	INTERIOR				
(F)	3'-0"	7'-0"	OPENING				
(G)	3'-6"	7'-0"	OPENING				
(H)	6'-4"	7'-0"	OPENING				



## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

### WINDOW SCHEDULE

MARK	SIZE		HEAD HEIGHT
	WIDTH	HEIGHT	
(1)	(2) 2'-6"	5'-0"	7'-4"
(2)	2'-0"	2'-0"	7'-4"
(3)	(4) 3'-0"	5'-0"	7'-4"
(4)	(3) 3'-0"	5'-0"	7'-4"
(5)	3'-0"	3'-0"	7'-4"

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: PLANS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A100	REVISION:	**



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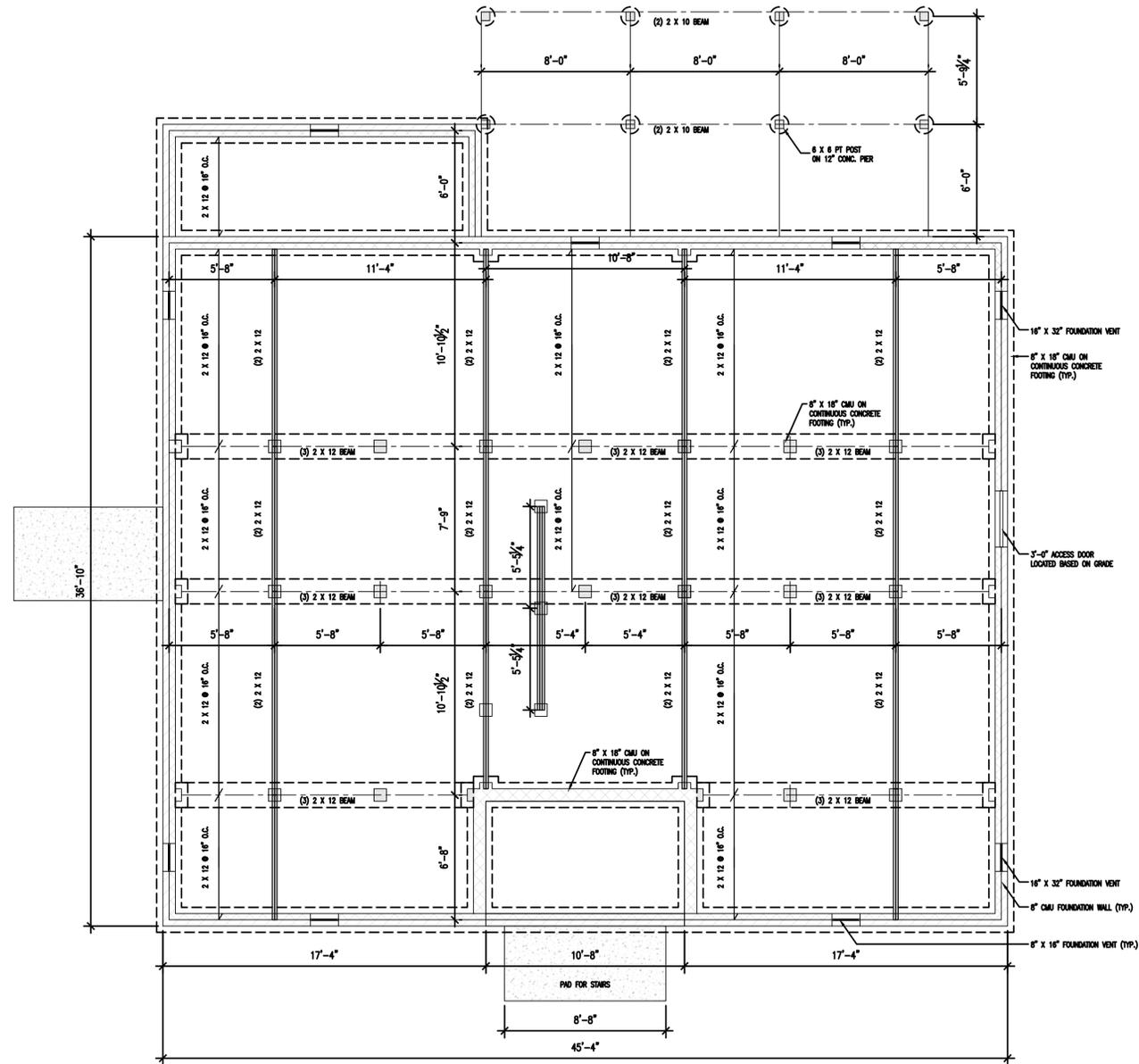
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 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

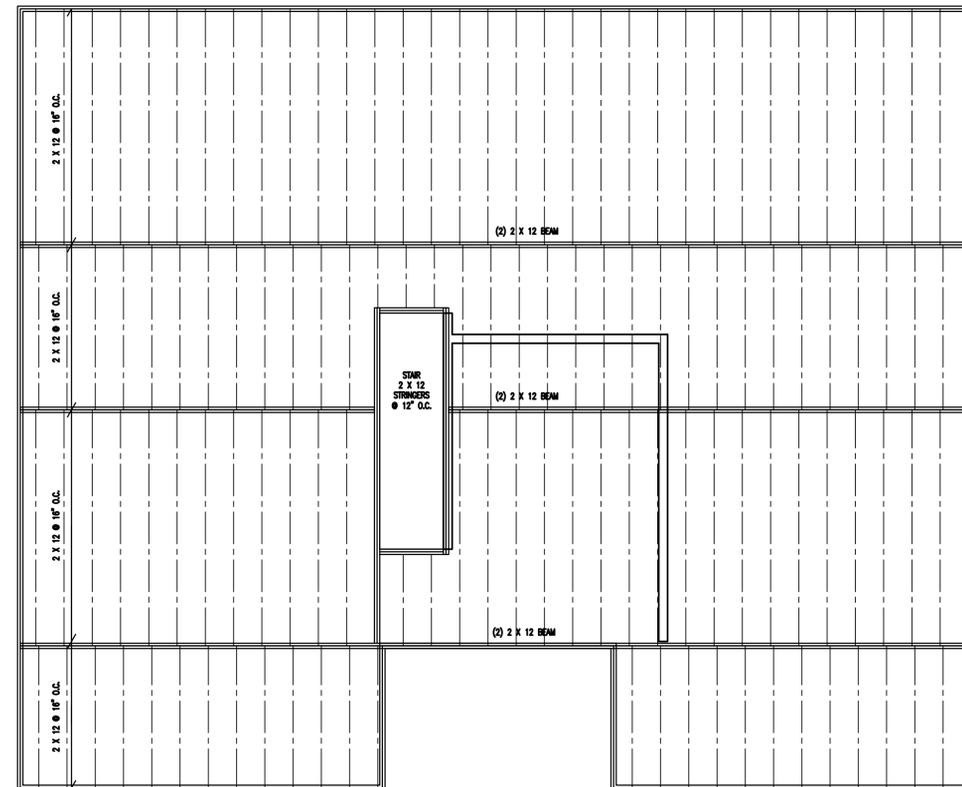
## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



## FOUNDATION / FIRST FLOOR FRAMING PLAN

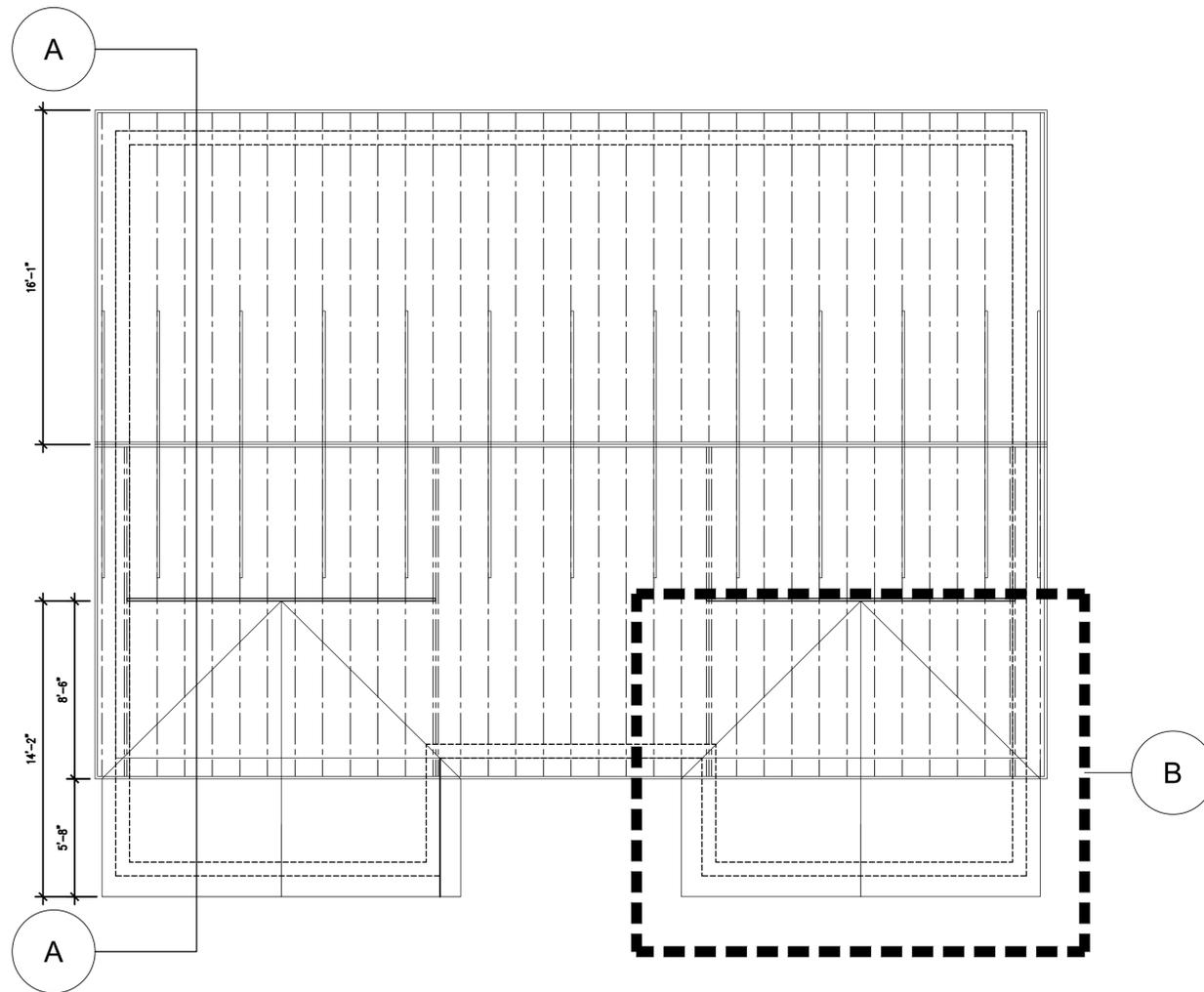
SCALE: 1/4" = 1'-0"



## SECOND FLOOR FRAMING PLAN

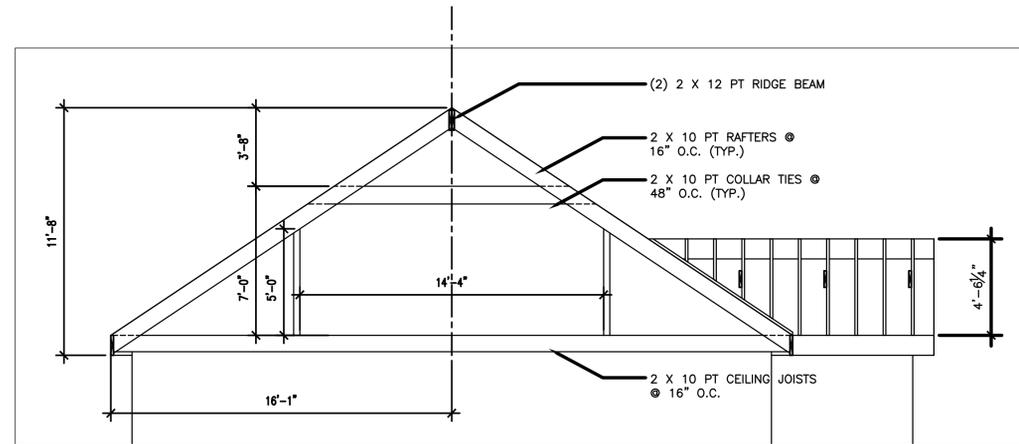
SCALE: 1/4" = 1'-0"

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: FOUNDATION / FRAMING PLANS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A101	REVISION:	REVISION: --

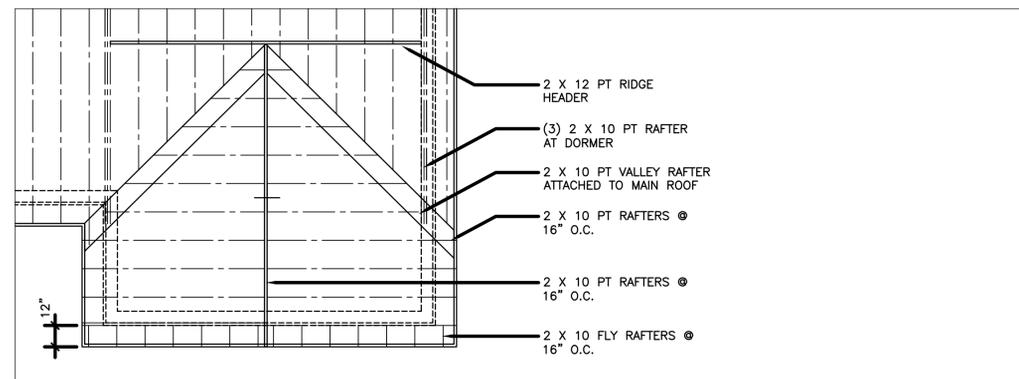


**ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0"



**SECTION A-A**



**DETAIL B**

**ROOF DETAILS**

SCALE: 1/4" = 1'-0"

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**SCOPE OF WORK**

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PROJECT NO: 20017	DRAWING NO: A102	REVISION:	REVISION: --

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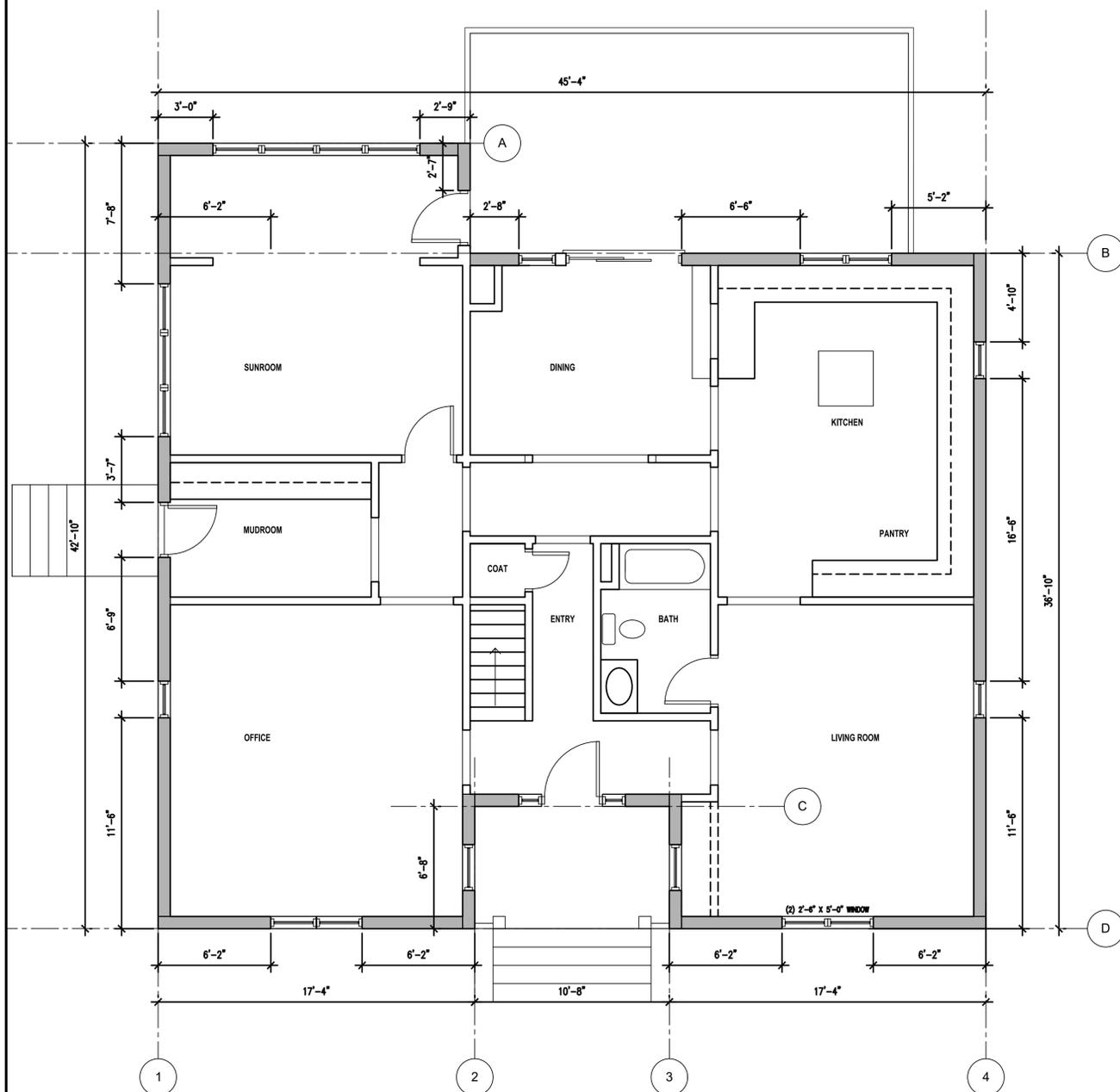
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ZONING DISTRICT: R-2  
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 BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK

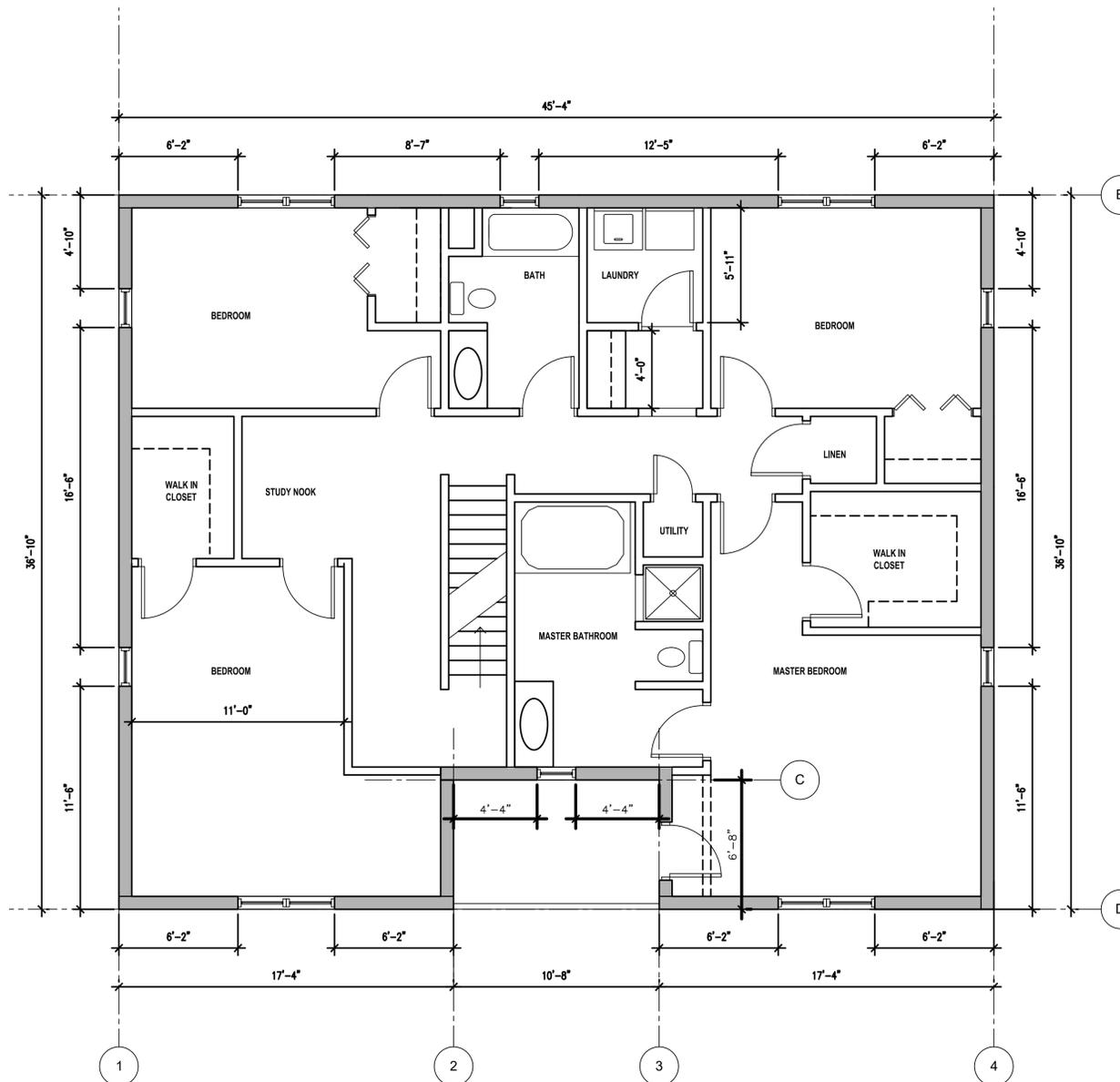
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



### BRACED WALL PLAN - FIRST FLOOR

SCALE: 1/4" = 1'-0"

NOTE: BRACED WALL PLAN COMPLETED USING METHOD CS-WSP.



### BRACED WALL PLAN - SECOND FLOOR

SCALE: 1/4" = 1'-0"

NOTE: BRACED WALL PLAN COMPLETED USING METHOD CS-WSP.

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: BRACED WALL PLANS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A103	REVISION:	REVISION: --

## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
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## BUILDING INFORMATION

PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK

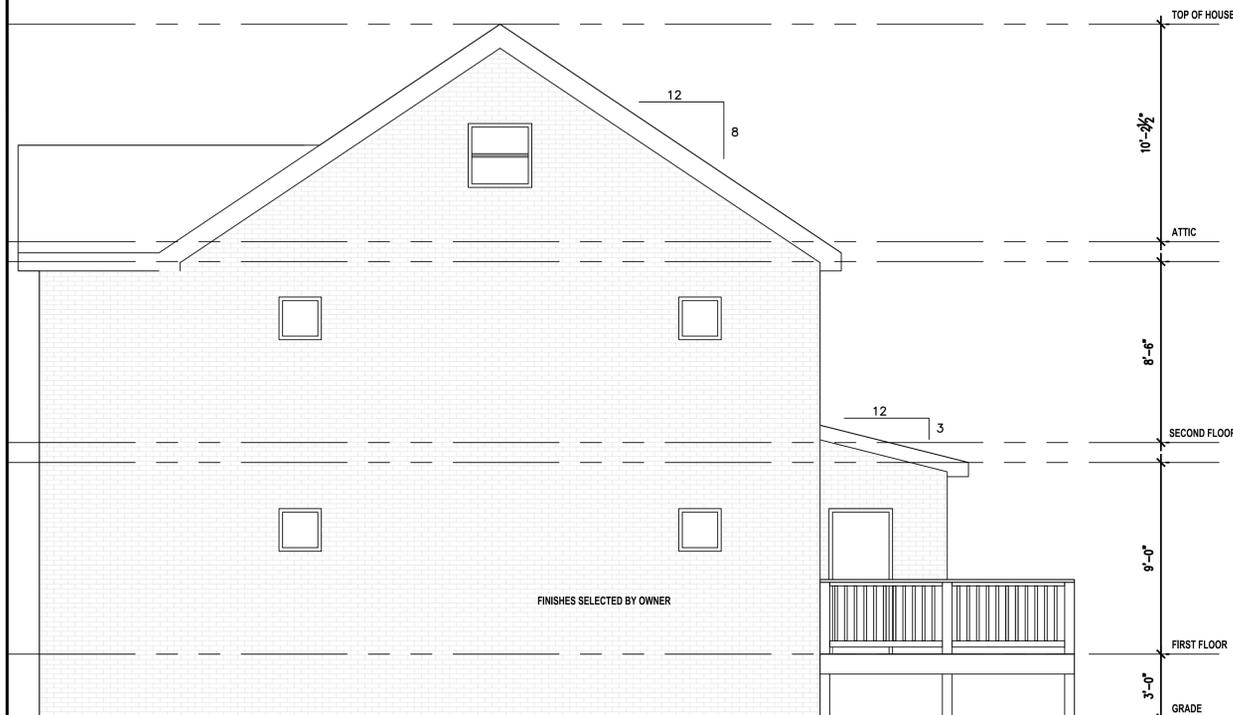
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

ADDRESS: 6209 FOREST HILL AVENUE  
 RICHMOND, VA 23225

OWNER: ARAMIN

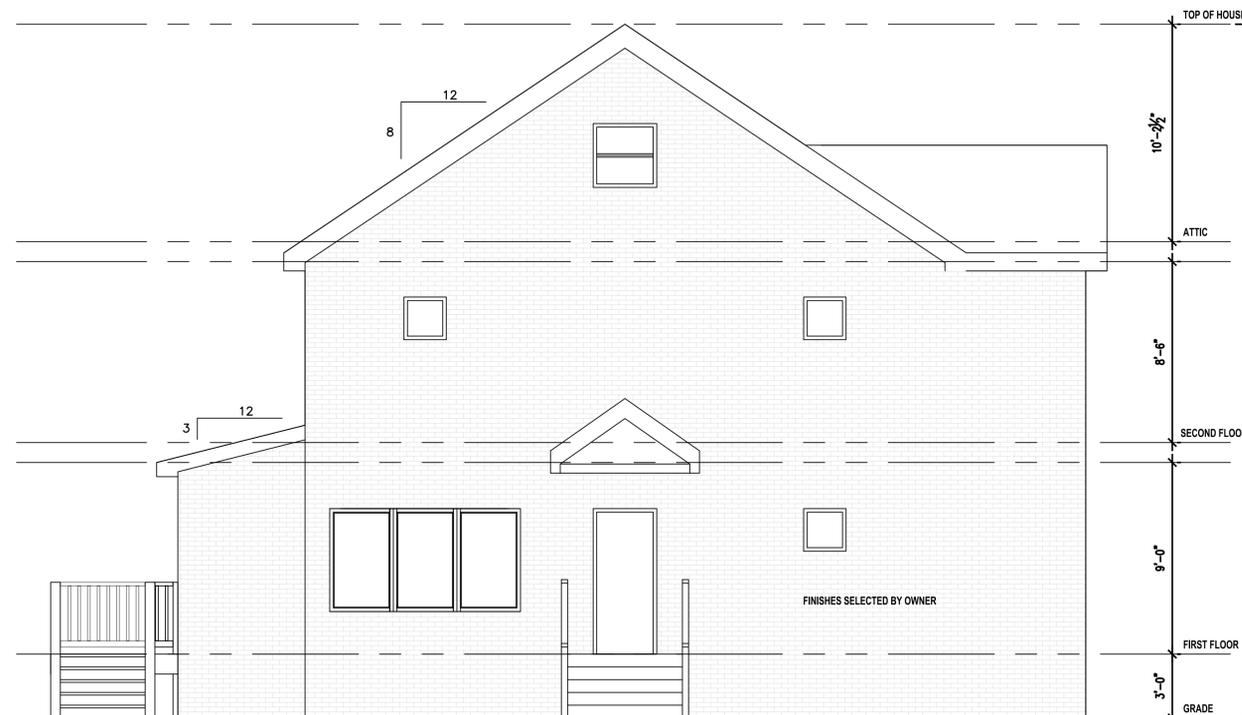
TITLE: ELEVATIONS

SCALE:	DATE:	DRAWN:	CHECKED:
	07/15/2020	MDS	MDS
PROJECT NO:	DRAWING NO:	REVISION:	
20017	A200	--	



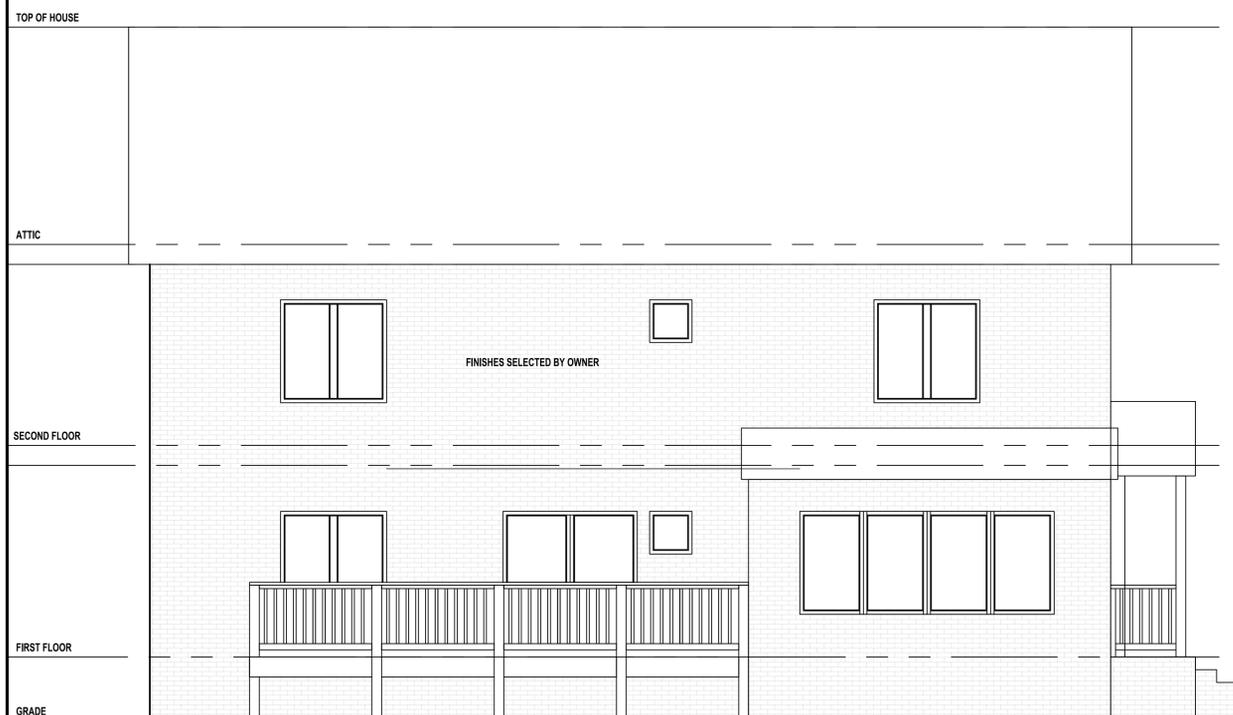
**SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

## GENERAL NOTES

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## BUILDING INFORMATION

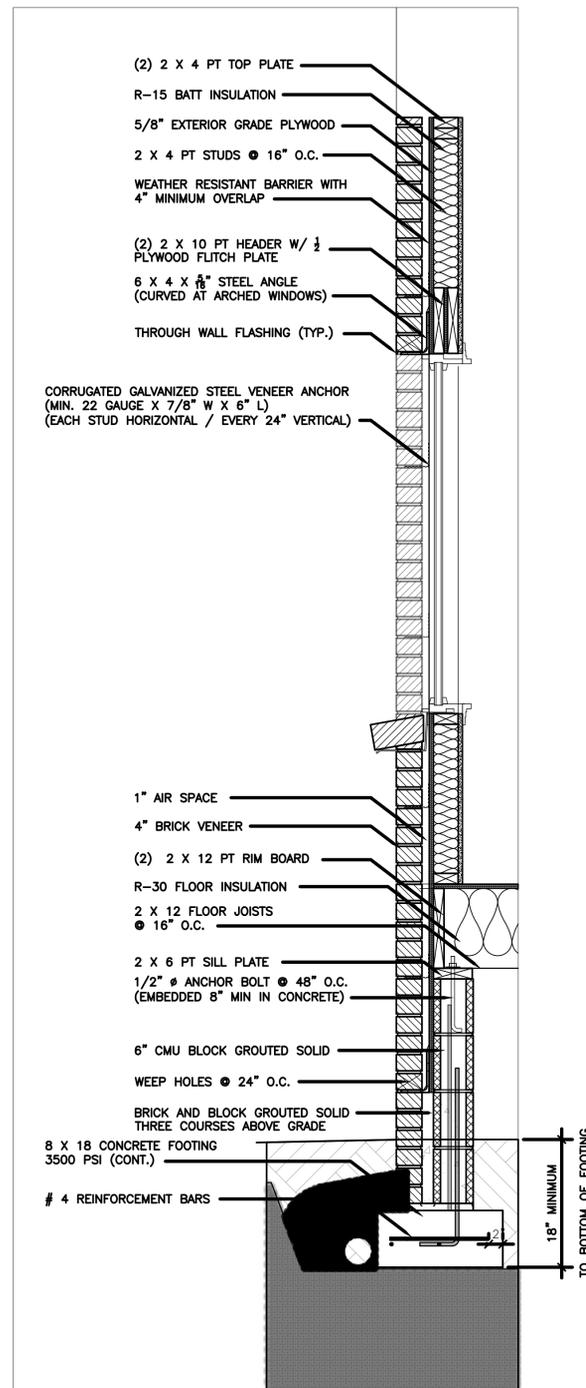
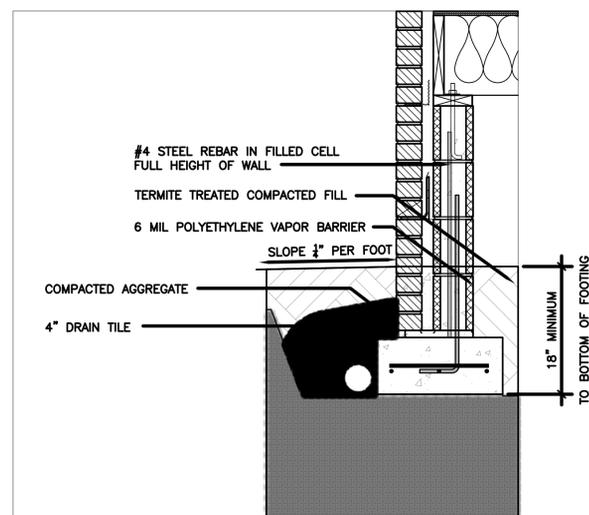
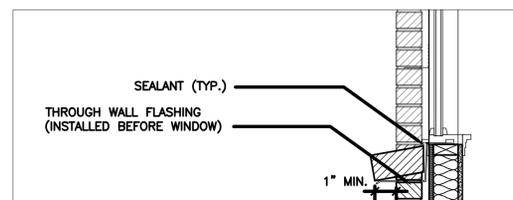
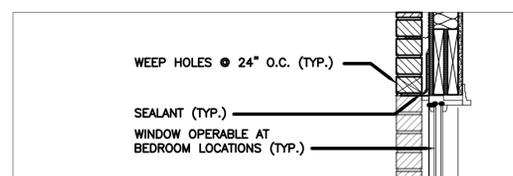
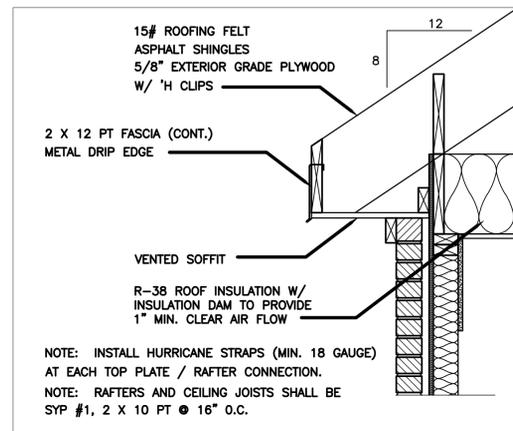
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

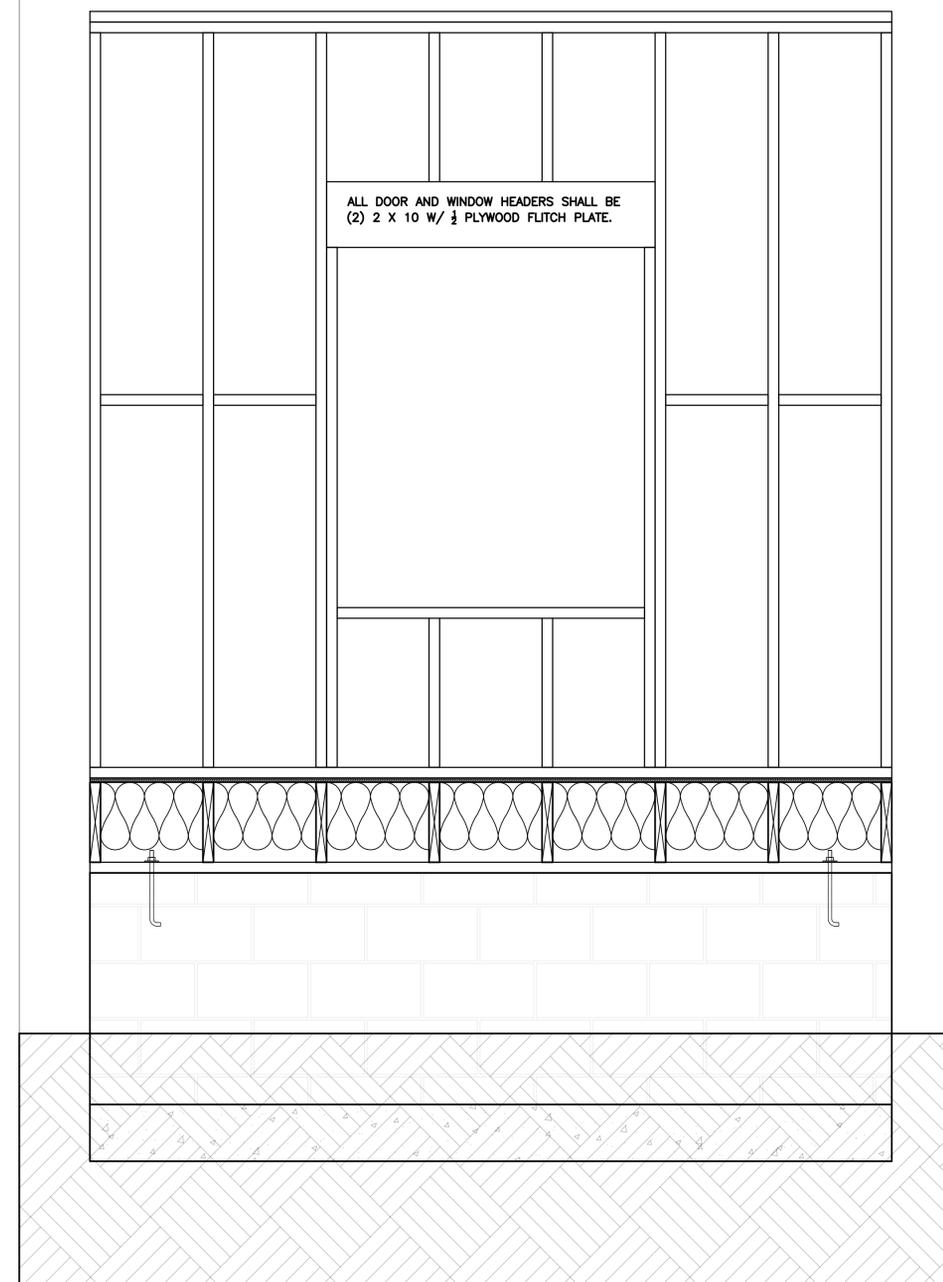
ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



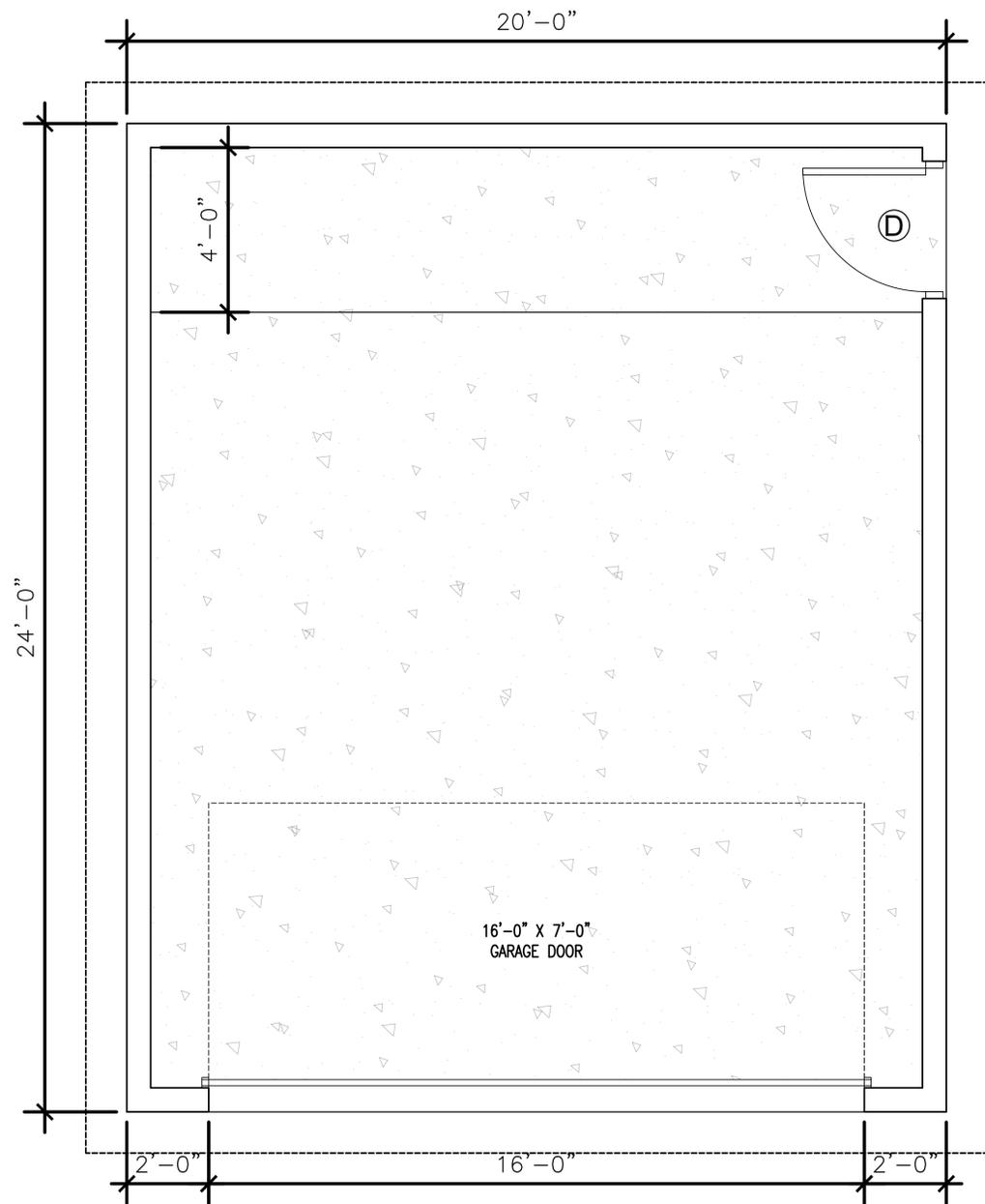
NOTE: ALL WOOD FRAMING SHALL BE SYP #1, UNLESS OTHERWISE NOTED.



## TYPICAL DETAILS

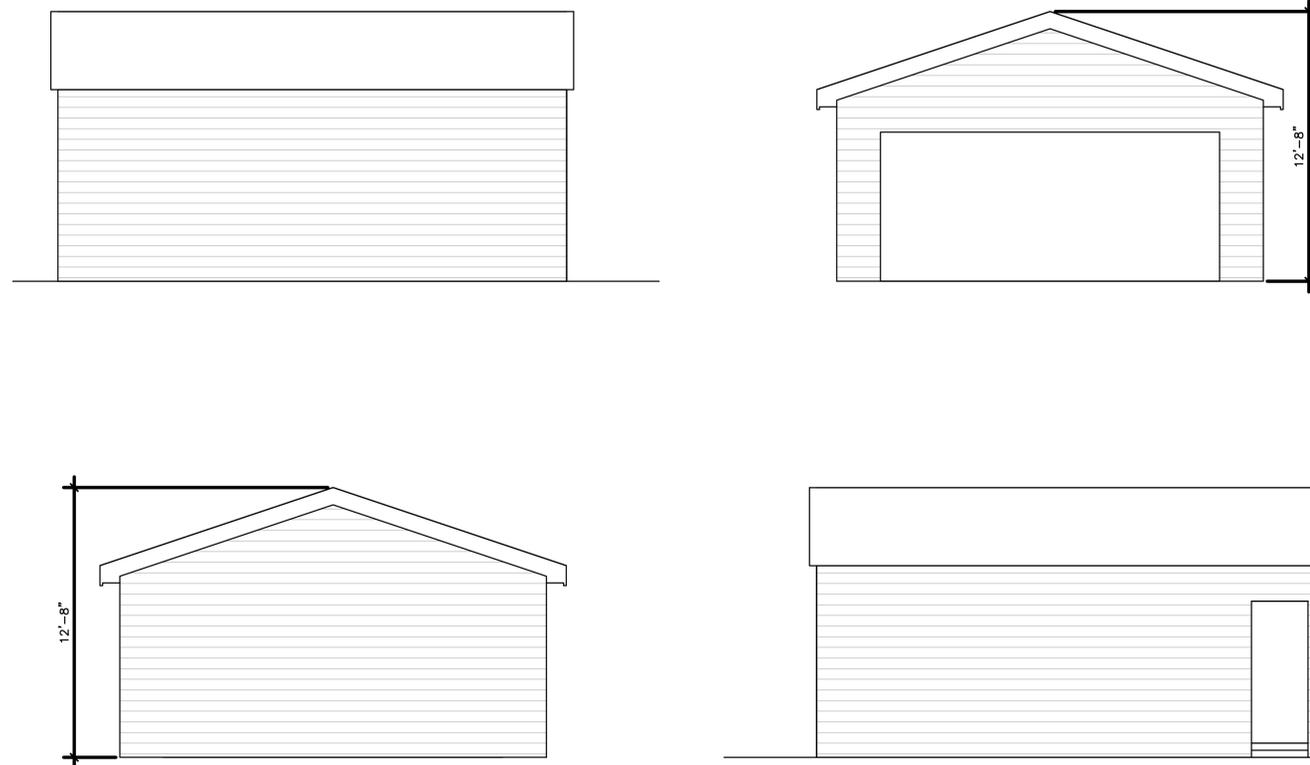
SCALE 1/4" = 1'-0"

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: TYPICAL DETAILS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A201	REVISION:	REVISION: --



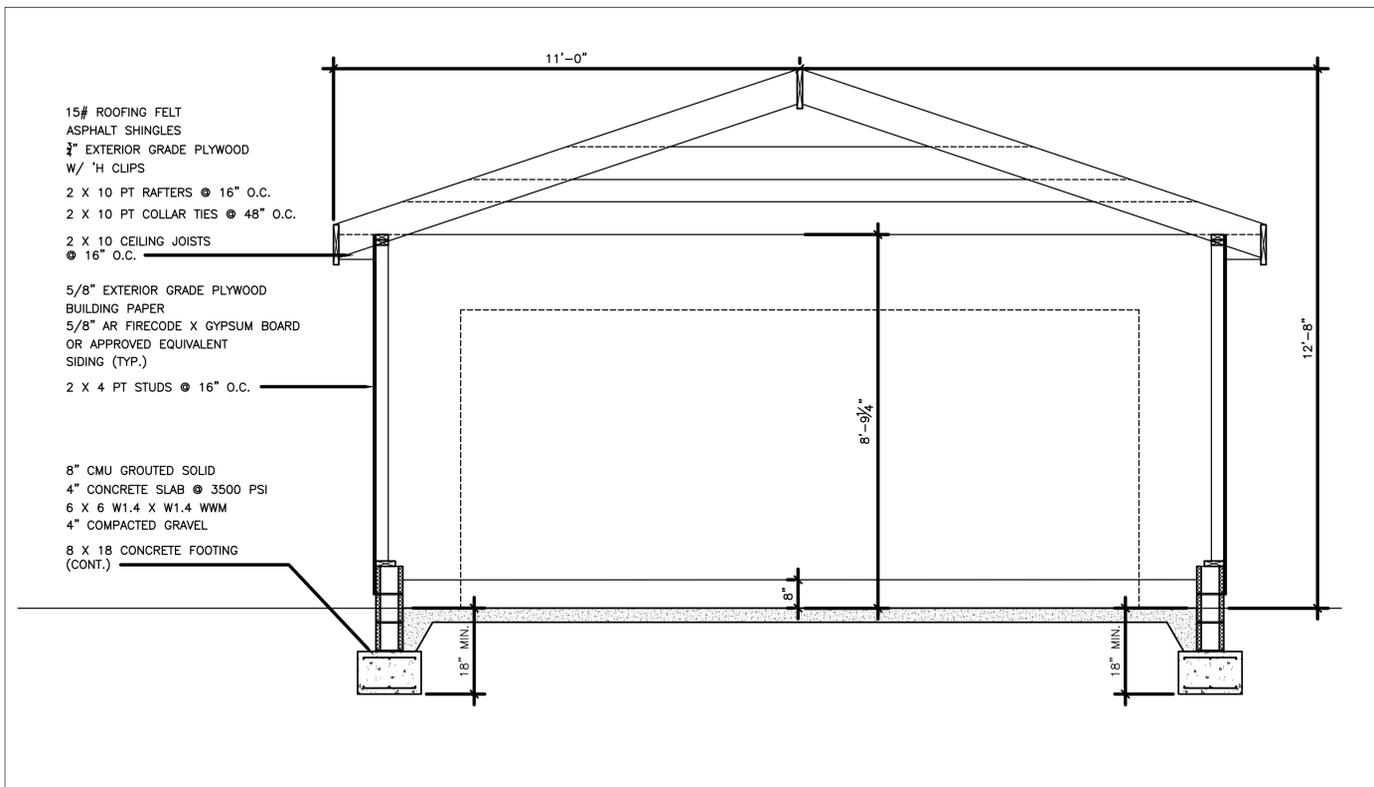
**GARAGE PLAN**

SCALE 1/2" = 1'-0"



**GARAGE ELEVATIONS**

SCALE 1/4" = 1'-0"



**GARAGE SECTION**

SCALE 1/2" = 1'-0"

**GENERAL NOTES**

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**BUILDING INFORMATION**

PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

**ZONING INFORMATION**

ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

**SCOPE OF WORK**

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

ADDRESS: 6209 FOREST HILL AVENUE  
 RICHMOND, VA 23225

OWNER: ARAMIN

TITLE: GARAGE (OPTIONAL)

SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A300	REVISION:	REVISION: **

## GENERAL NOTES

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## BUILDING INFORMATION

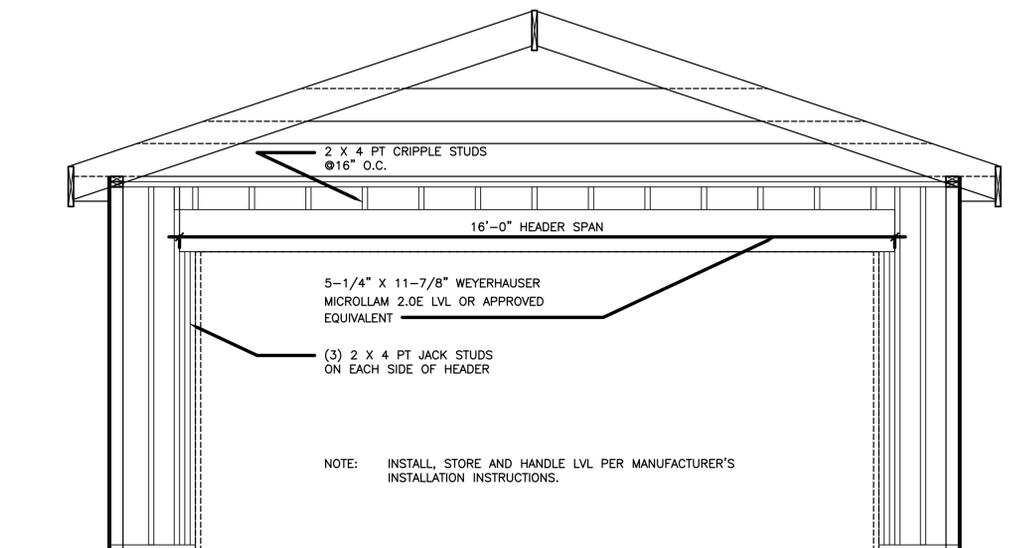
PARCEL ID: 00040633005  
USE GROUP: R-5 (PROPOSED)  
CONSTRUCTION TYPE: V-B  
BUILDING AREA: 3290 SF (TOTAL)  
1713 SF (FOOTPRINT)

## ZONING INFORMATION

ZONING DISTRICT: R-2  
PARCEL AREA: 13800 SF  
BUILDING AREA: 1713 SF (FOOTPRINT)

## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



## GARAGE HEADER DETAIL

SCALE: 1/2" = 1'-0"

ADDRESS: 6209 FOREST HILL AVENUE RICHMOND, VA 23225			
OWNER: ARAMIN			
TITLE: GARAGE HEADER DETAIL			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A301	REVISION:	..



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

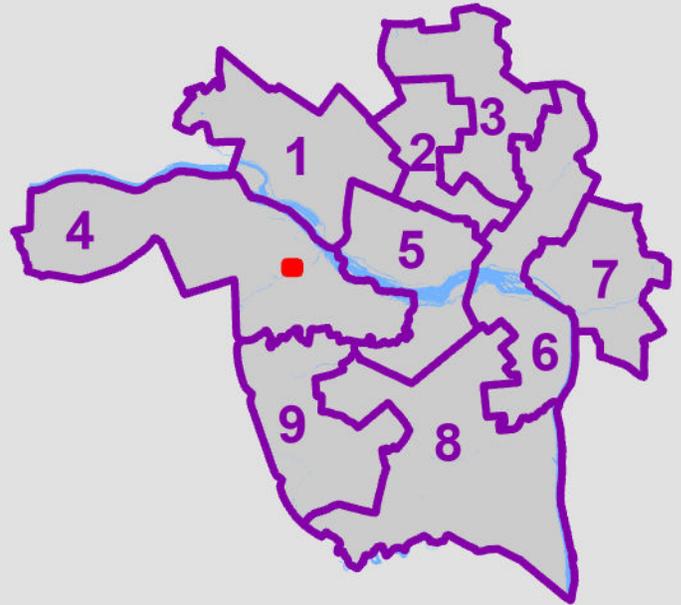
**Special Use Permit**

**LOCATION:** 6209 Forest Hill Ave

**APPLICANT:** Ihab Aramin

**COUNCIL DISTRICT:** 4

**PROPOSAL:** To authorize the special use of the property known as 6209 Forest Hill Avenue for the purpose of a structure accessory to 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*

