



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. #: C064663305 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: 23225
 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 19th Street, he now needs assistance with this garage.

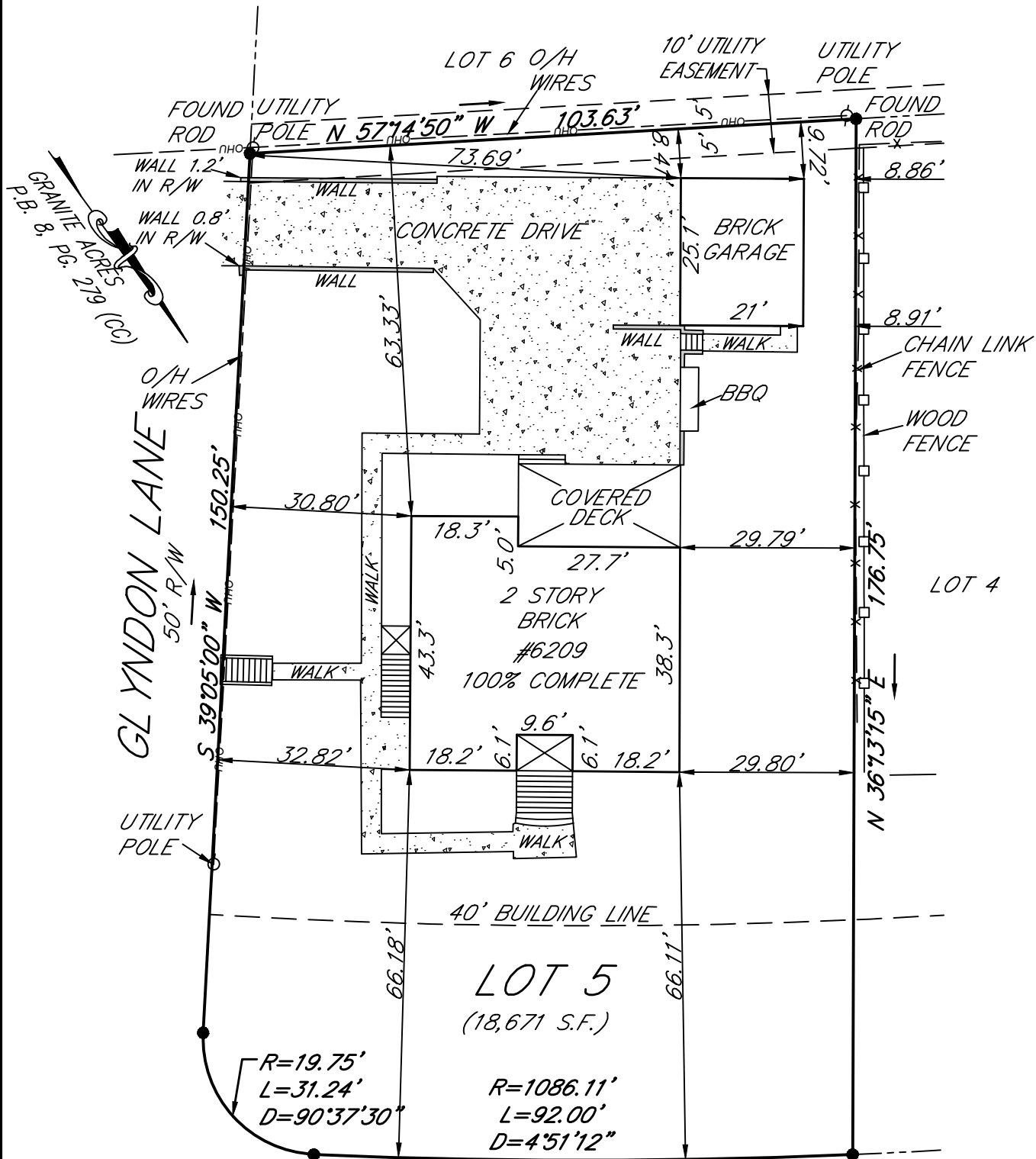
Would you reach out to Mr. Aramin and assist him with the application process? You can reach Mr. Aramin by telephone at (804) 666-1615? If you prefer for Mr. Aramin to reach out to you that would be fine!

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.

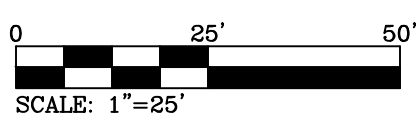
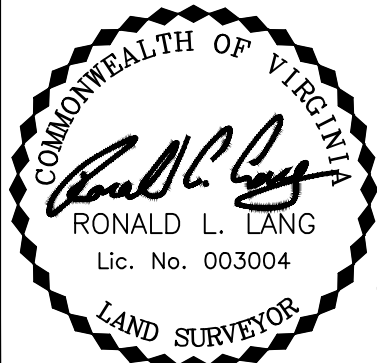


FOREST HILL AVENUE
 VARIABLE WIDTH R/W
 PLAT SHOWING IMPROVEMENTS ON
 LOT 5, BLOCK D, SECTION B
 GRANITE ACRES
 CITY OF RICHMOND, VIRGINIA

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.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING, PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, AND ORDINANCES.
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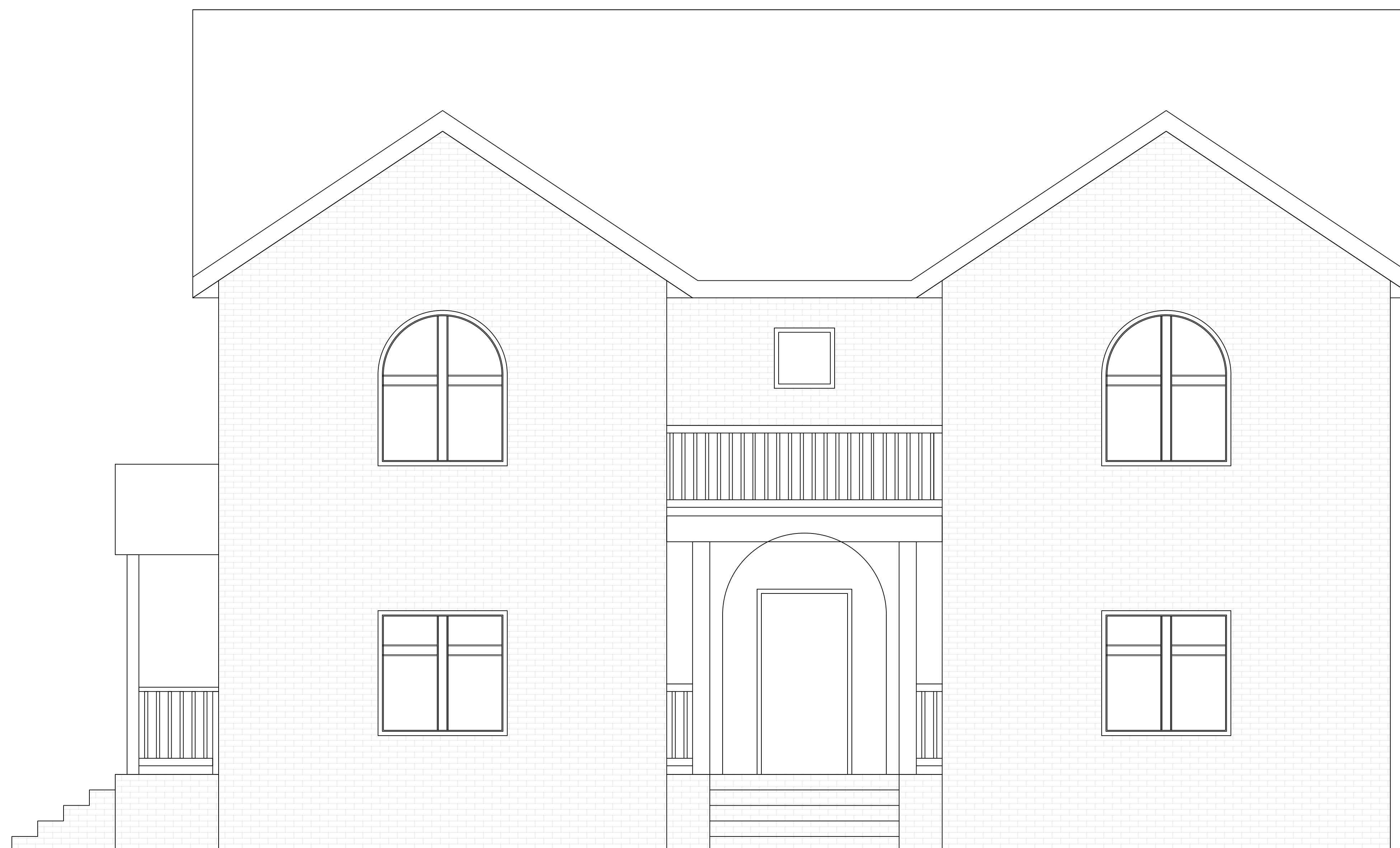
BUILDING INFORMATION

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: --	

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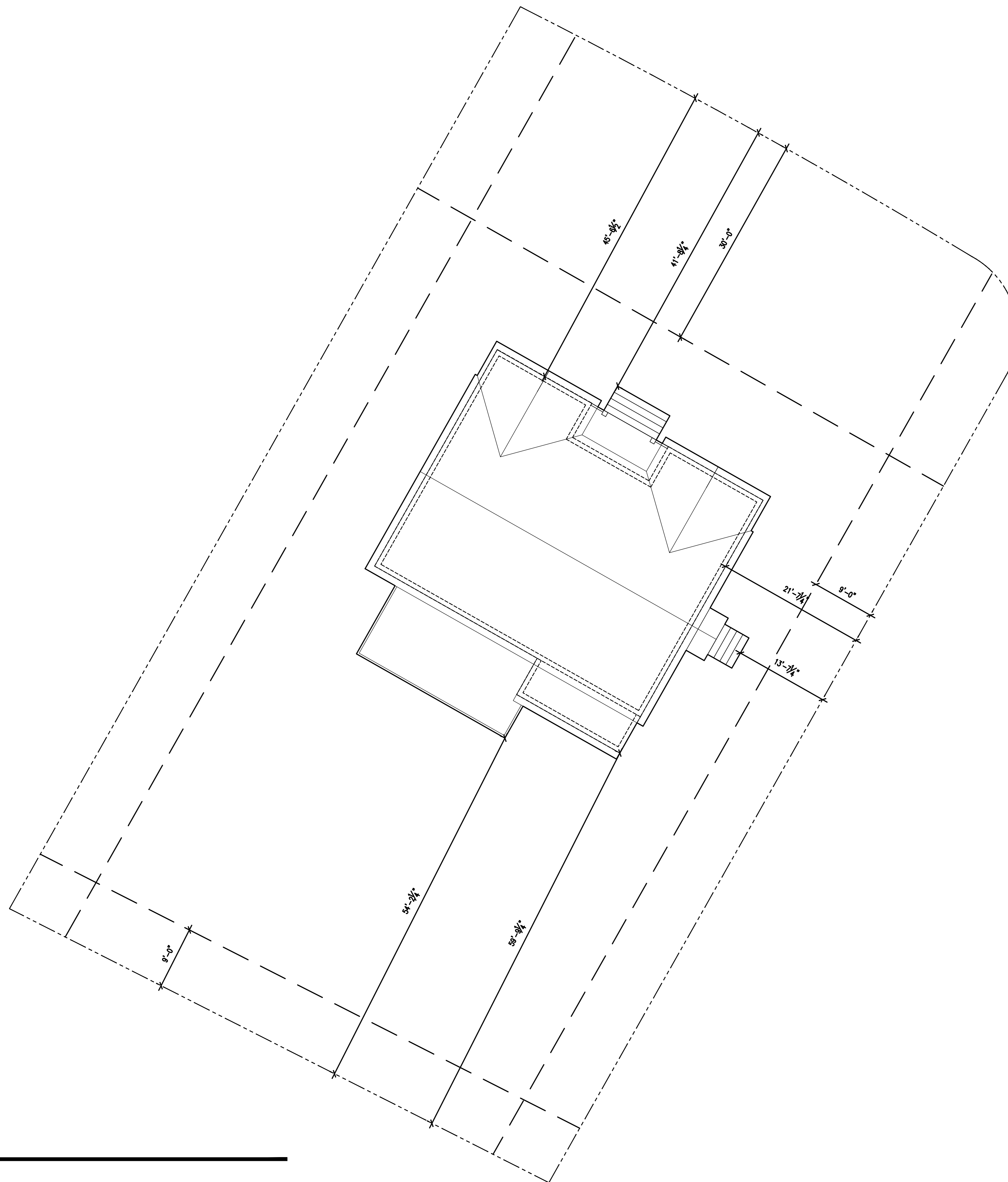
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ZONING INFORMATION

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 PARCEL AREA: 13800 SF
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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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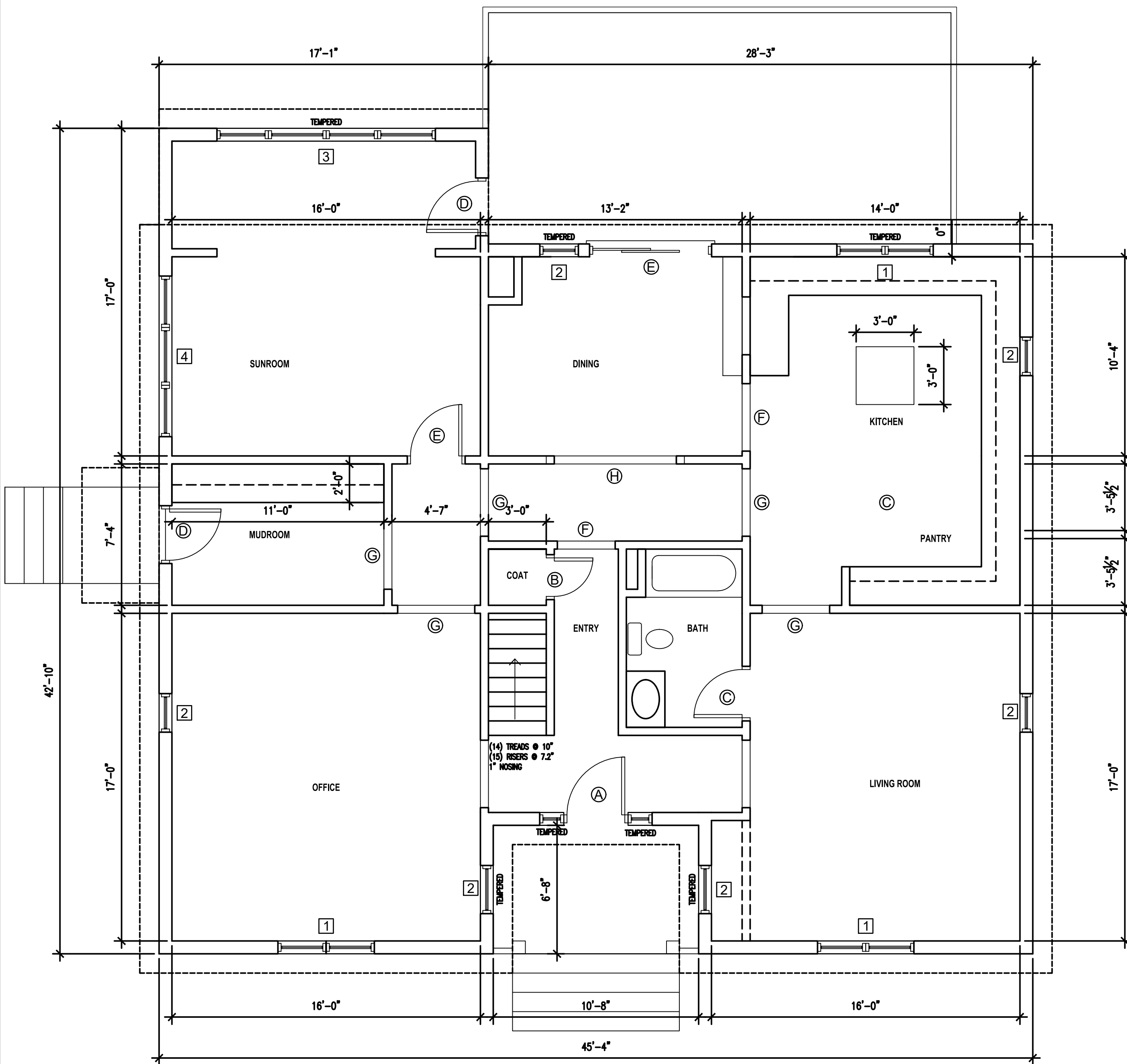
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ZONING INFORMATION

ZONING DISTRICT: R-2
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SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

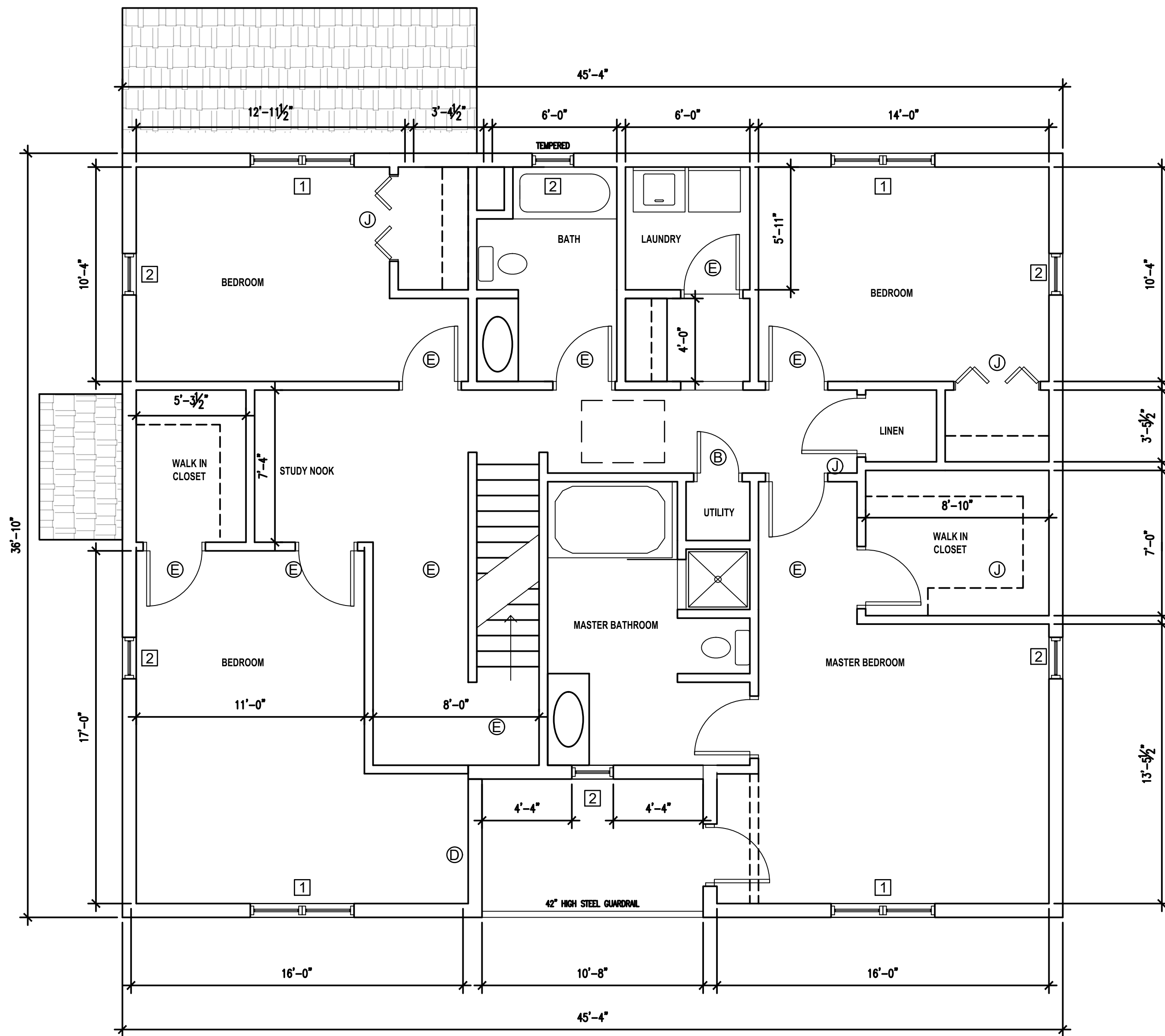


FIRST FLOOR PLAN

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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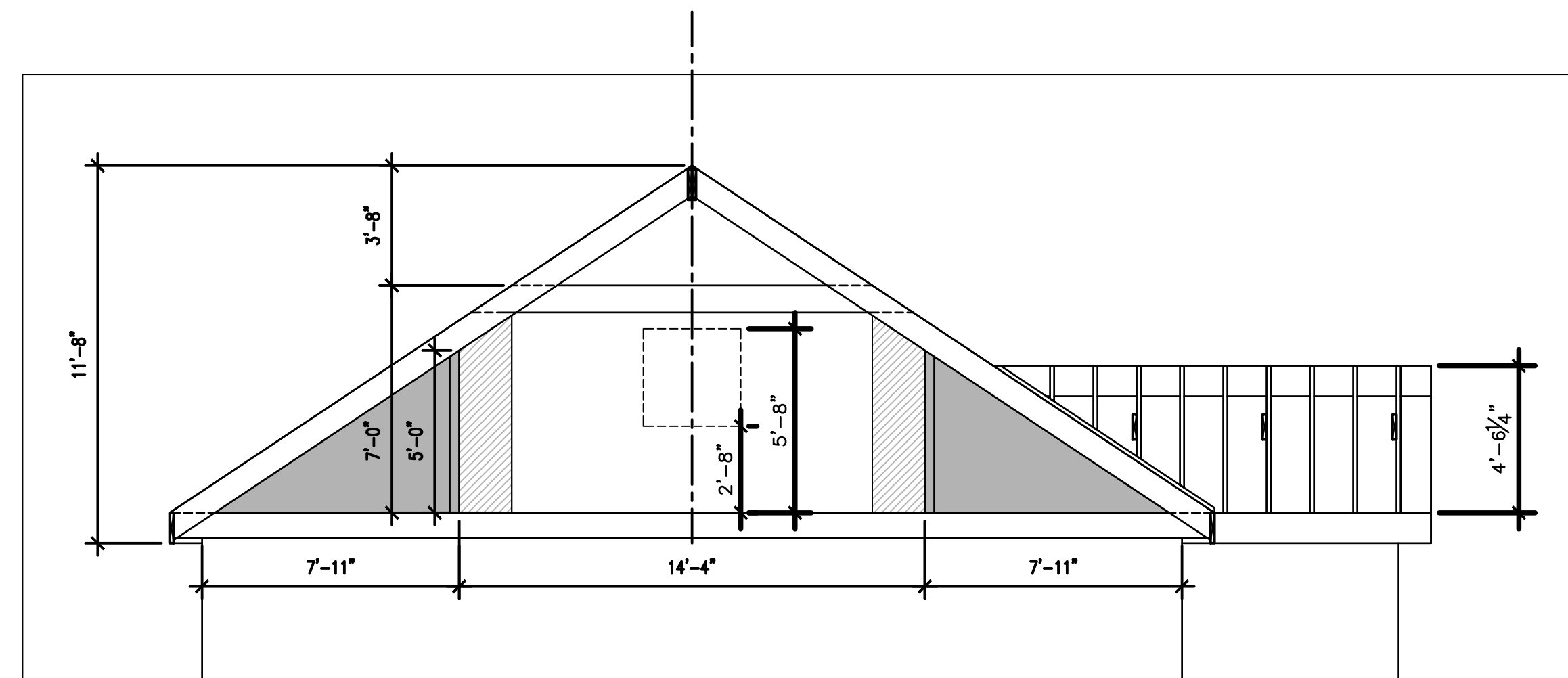
PARCEL ID: C0040633005
 USE GROUP: R-5 (PROPOSED)
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 1713 SF (FOOTPRINT)

ZONING INFORMATION

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

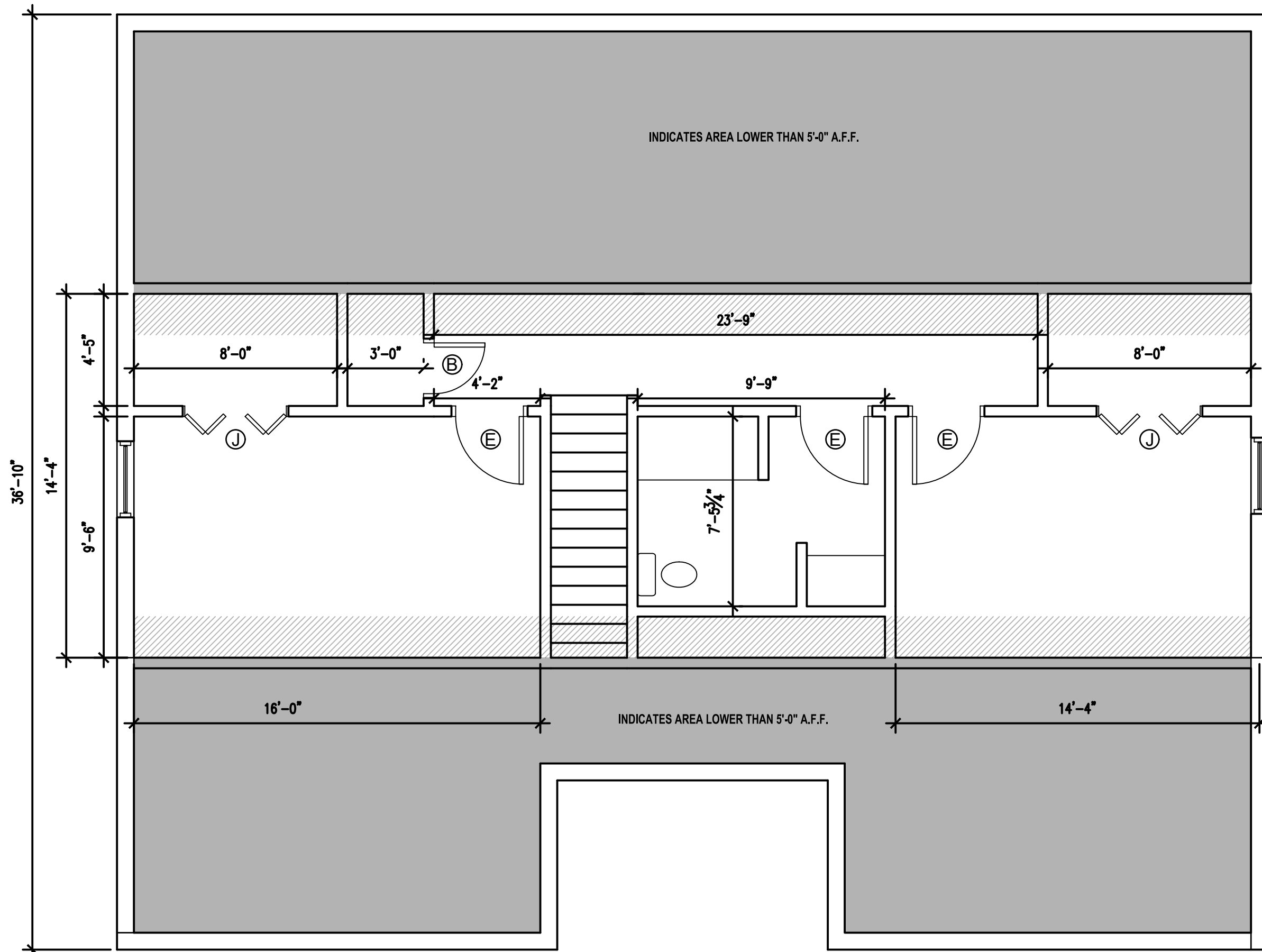
SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



- INDICATES AREA LOWER THAN 5'-0" A.F.F. (NOT INCLUDED AS HABITABLE SPACE)
- INDICATES AREA LOWER THAN 7'-0" A.F.F. AND HIGHER THAN 5'-0" A.F.F.

ATTIC SECTION



ATTIC PLAN

SCALE: 1/4" = 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
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WINDOW SCHEDULE

MARK	SIZE		HEAD HEIGHT
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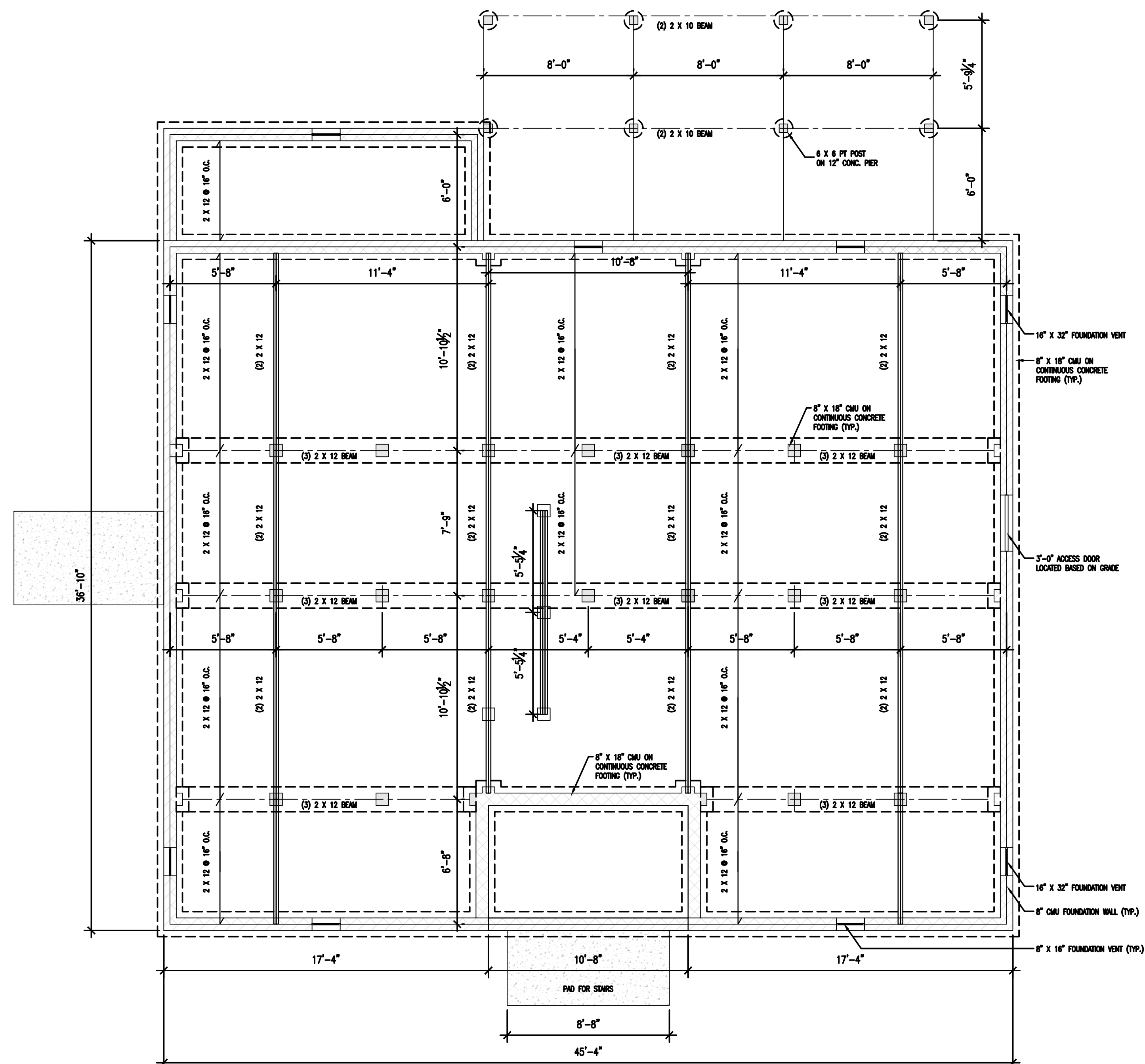
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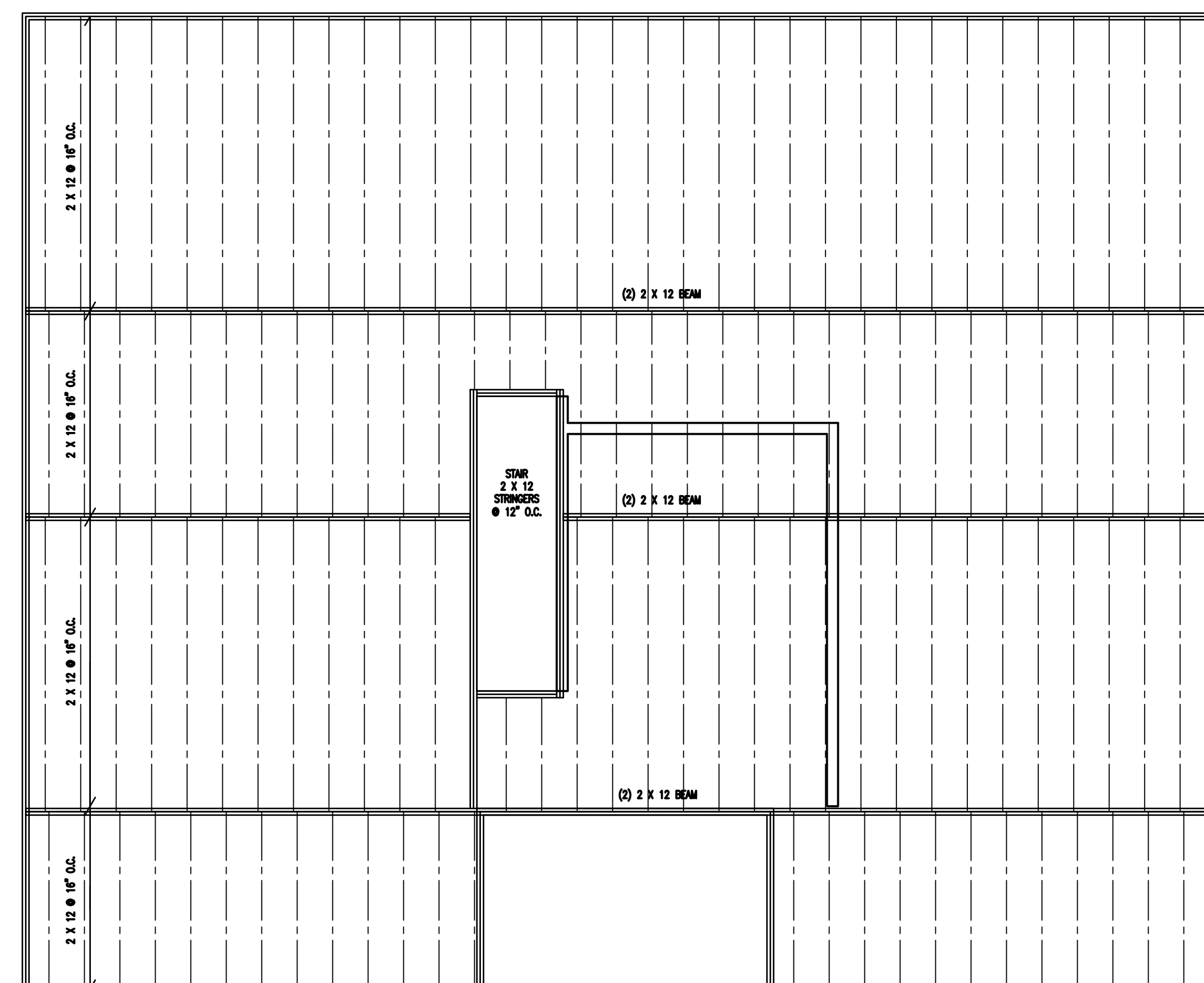
SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



FOUNDATION / FIRST FLOOR FRAMING PLAN

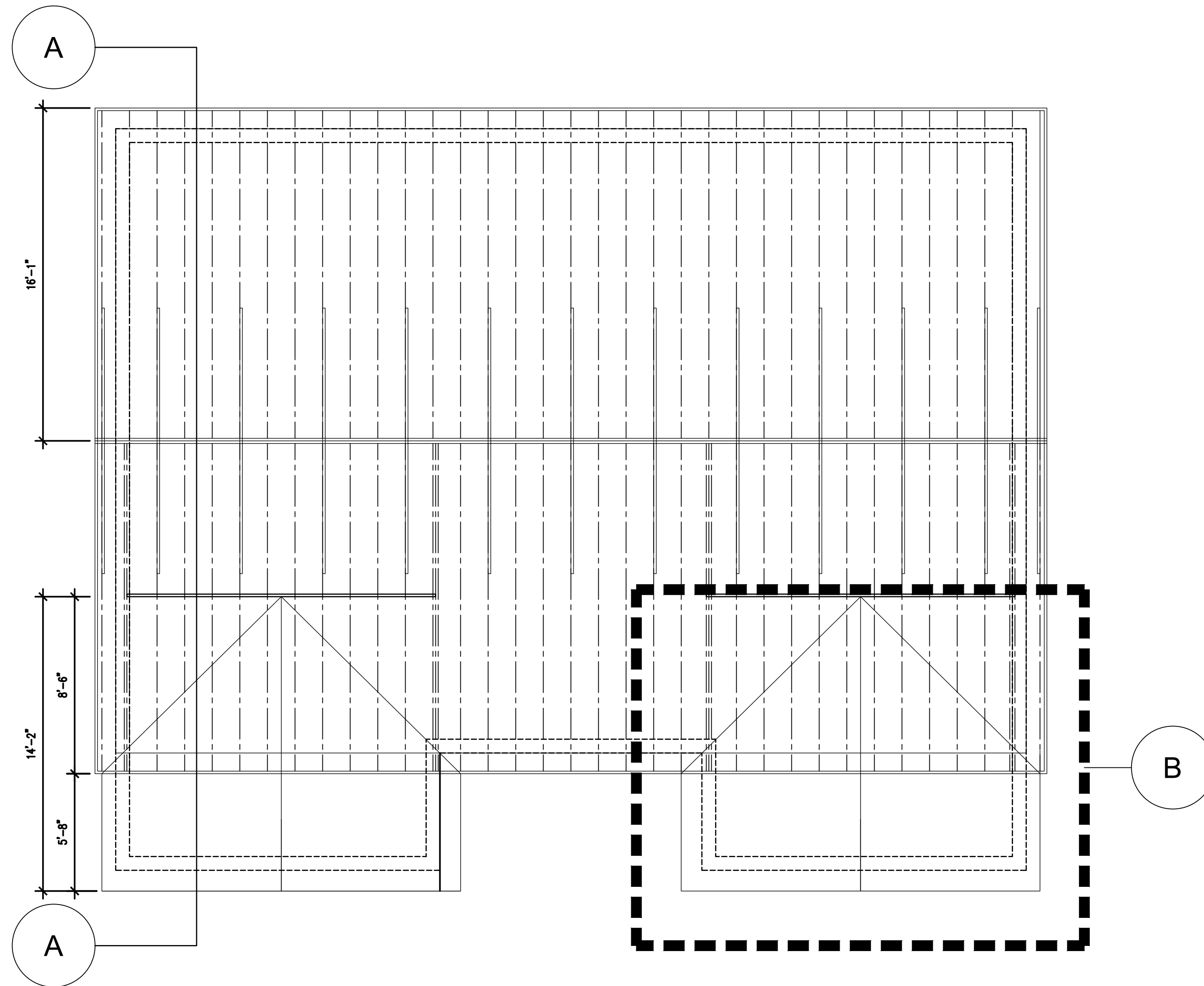
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

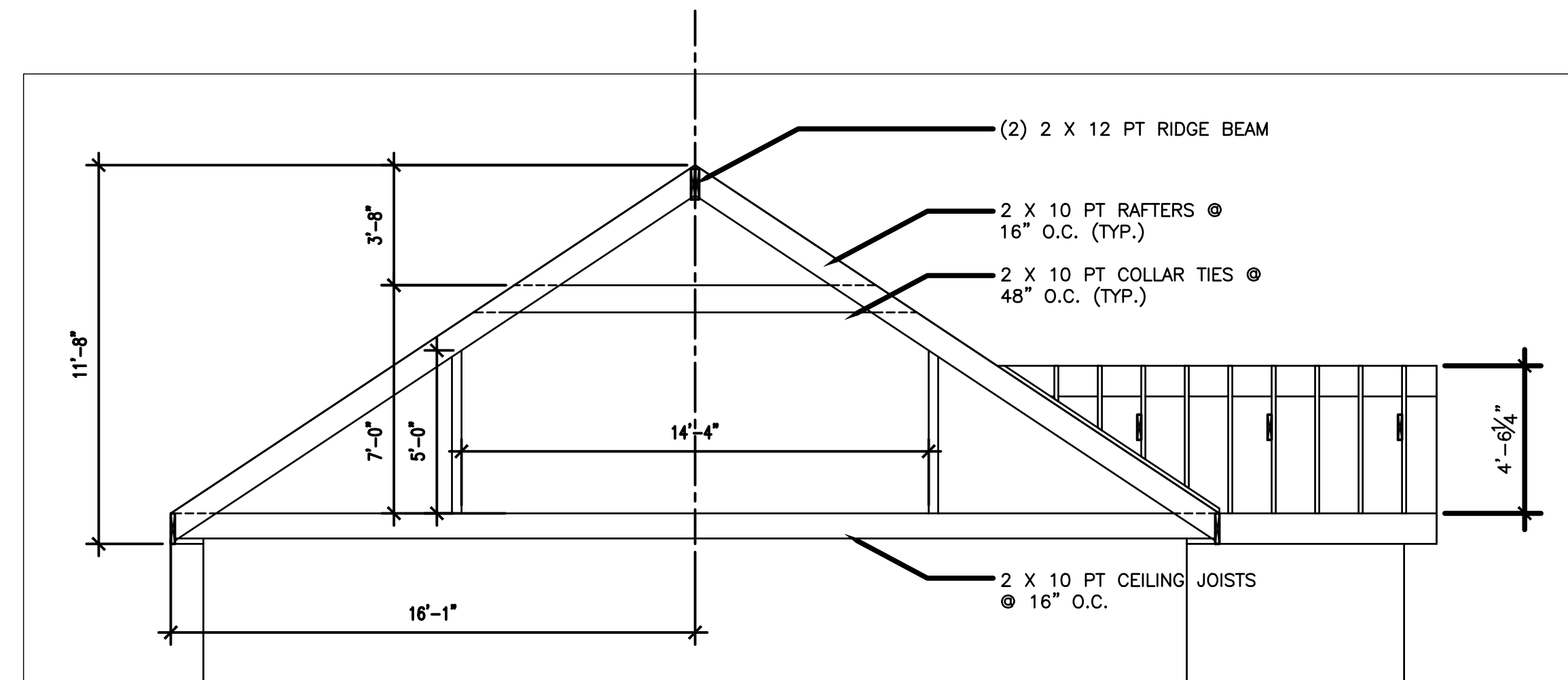
SCALE: 1/4" = 1'-0"

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: --

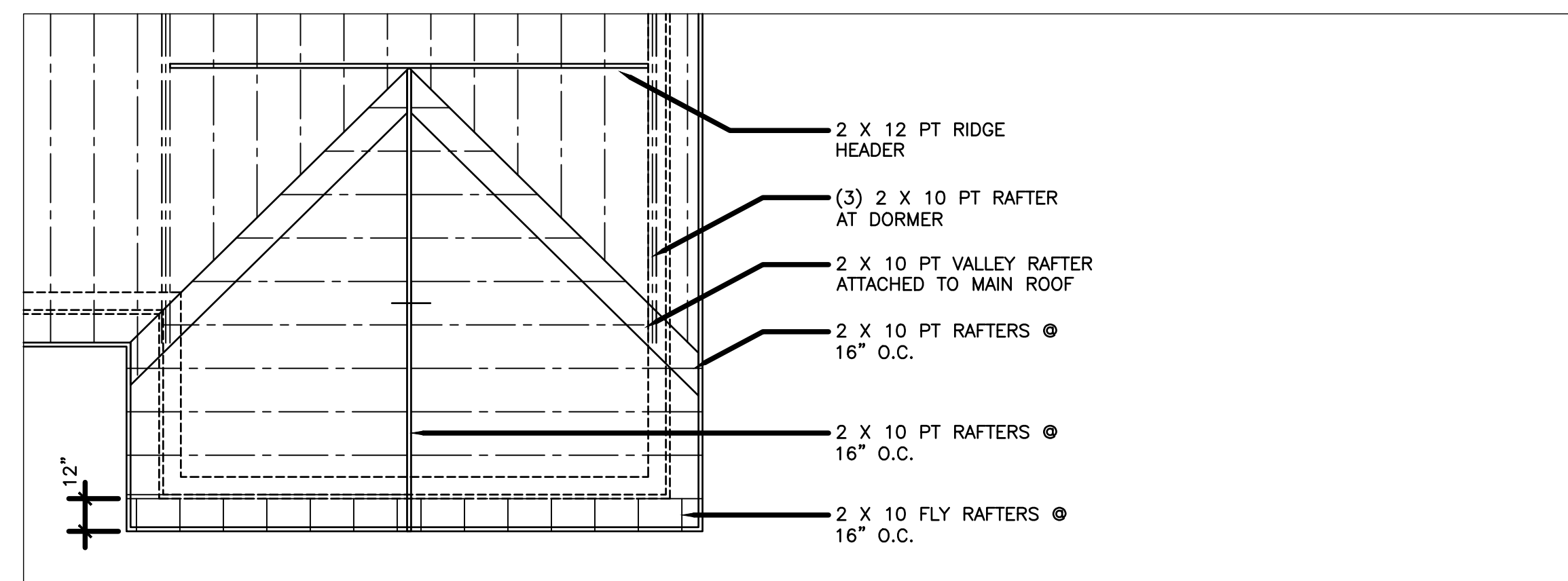


ROOF FRAMING PLAN

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



SECTION A-A



DETAIL B

ROOF DETAILS

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

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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: ROOF / FRAMING PLANS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A102	REVISION:	REVISION: --

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.
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BUILDING INFORMATION

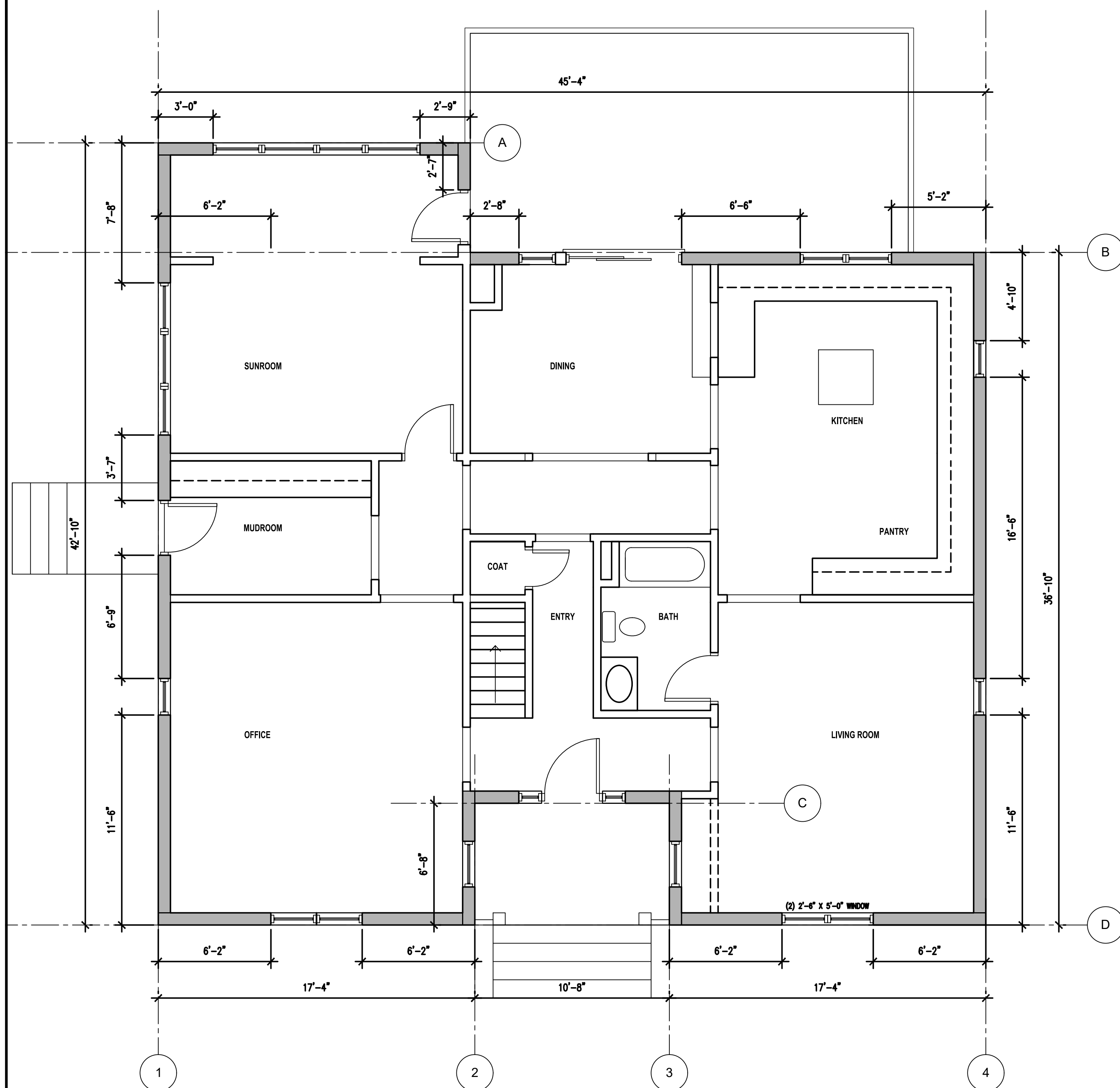
PARCEL ID: C0040633005
 USE GROUP: R-5 (PROPOSED)
 CONSTRUCTION TYPE: V-B
 BUILDING AREA: 3290 SF (TOTAL)
 1713 SF (FOOTPRINT)

ZONING INFORMATION

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

SCOPE OF WORK

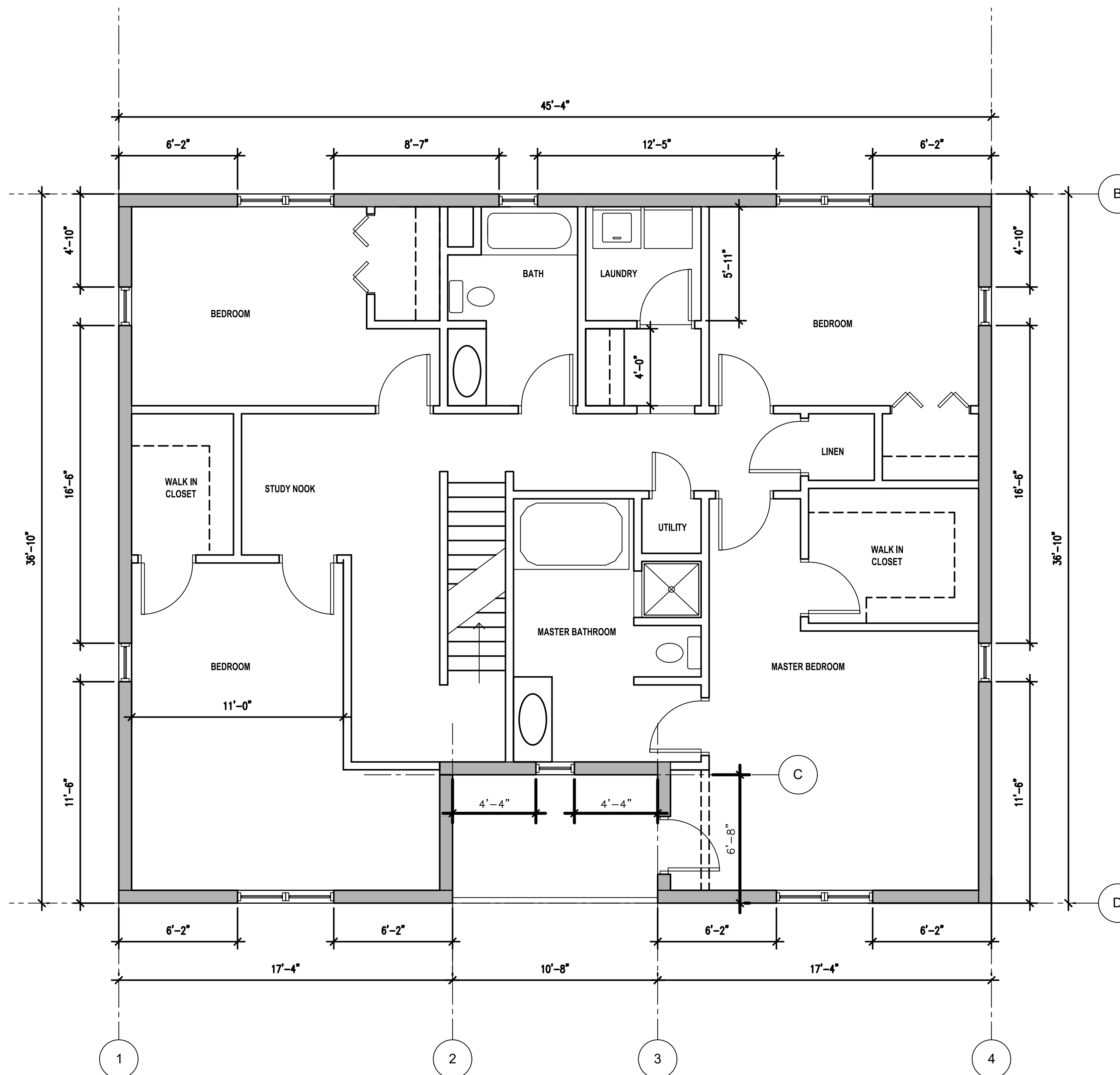
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



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.

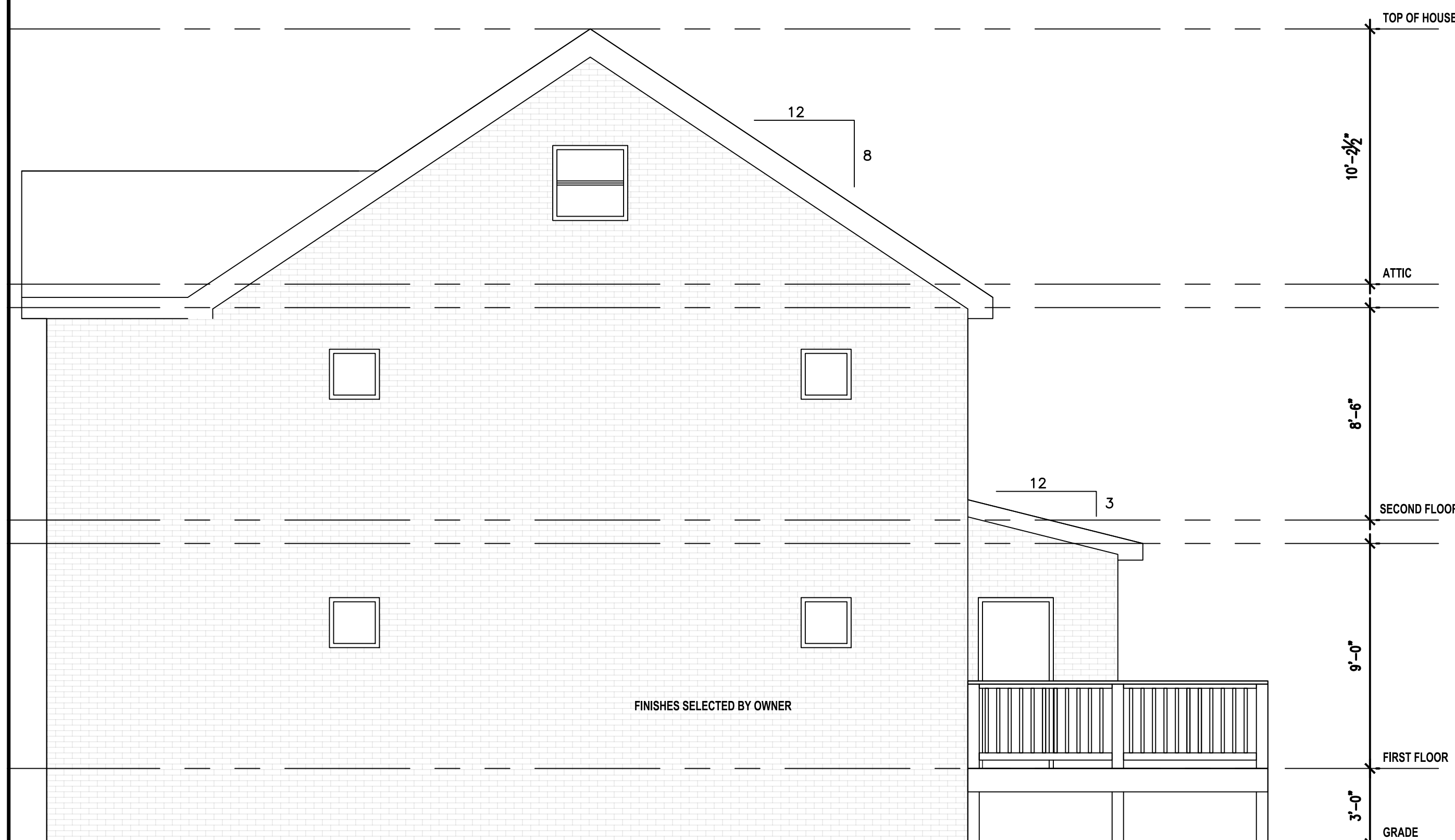
ADDRESS: 6209 FOREST HILL AVENUE
 RICHMOND, VA 23225

OWNER: ARAMIN

TITLE:

ELEVATIONS

SCALE:	DATE:	DRAWN:	CHECKED:
1/4" = 1'-0"	07/15/2020	MDS	MDS
PROJECT NO:	DRAWING NO:	REVISION:	
20017	A200	--	



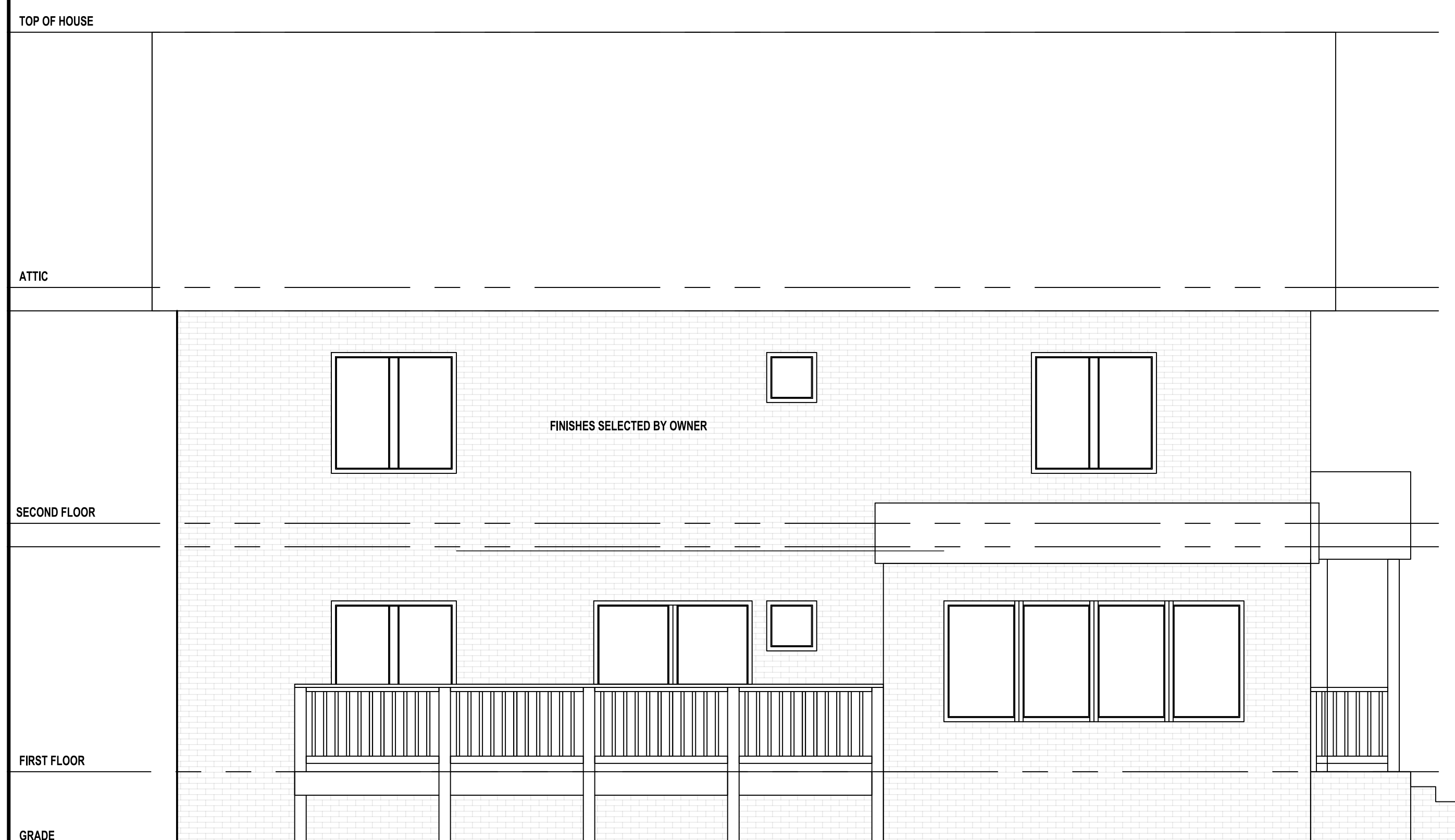
SIDE ELEVATION

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

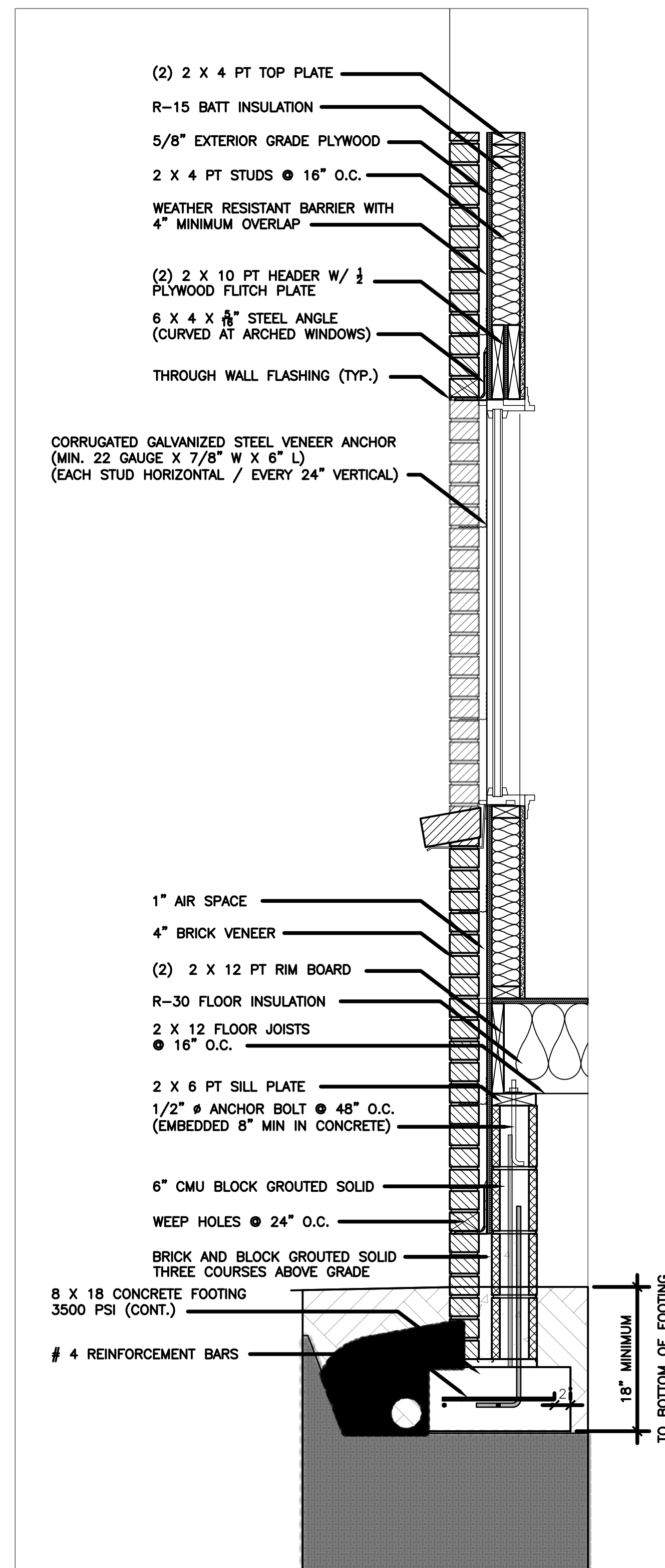
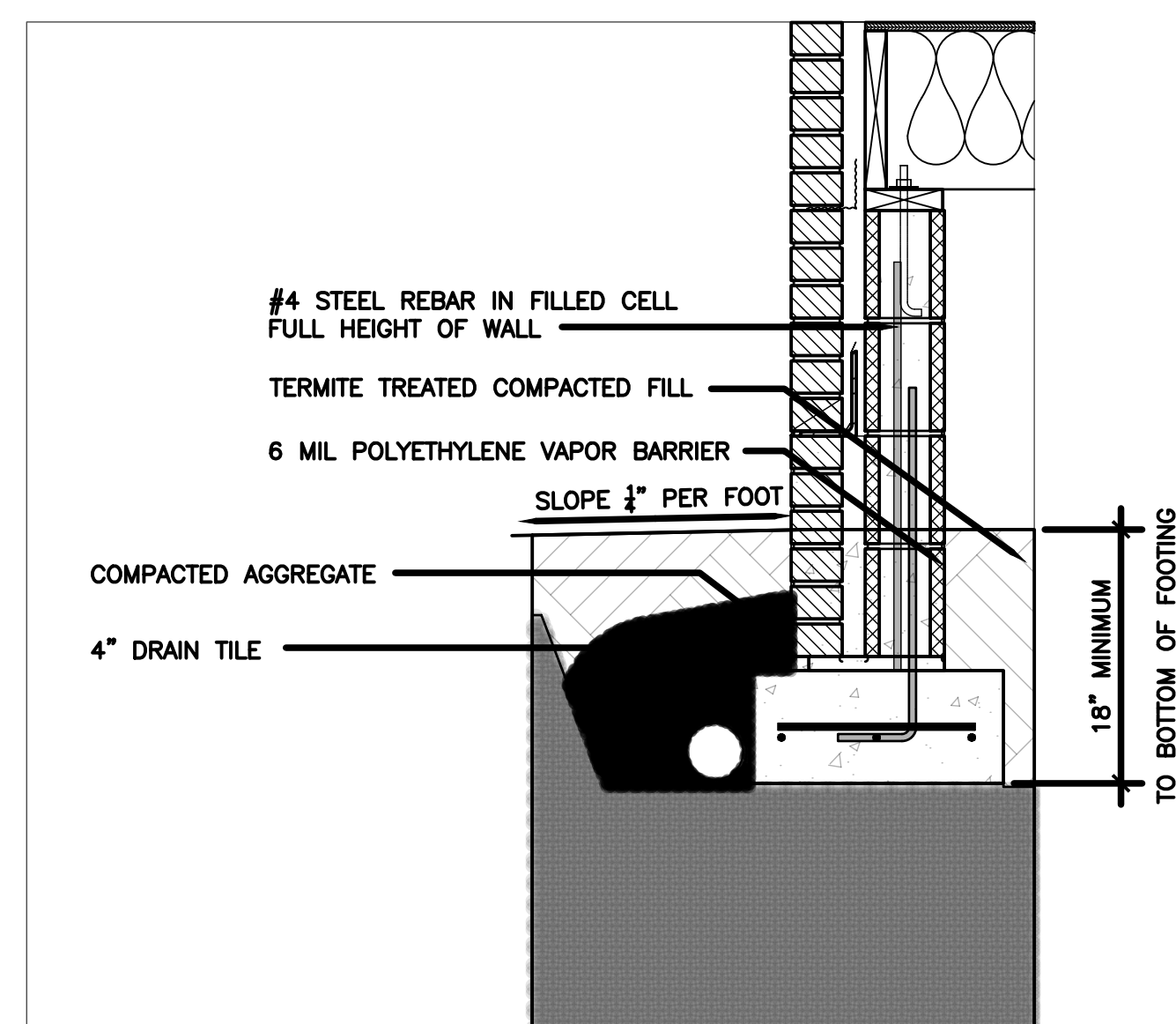
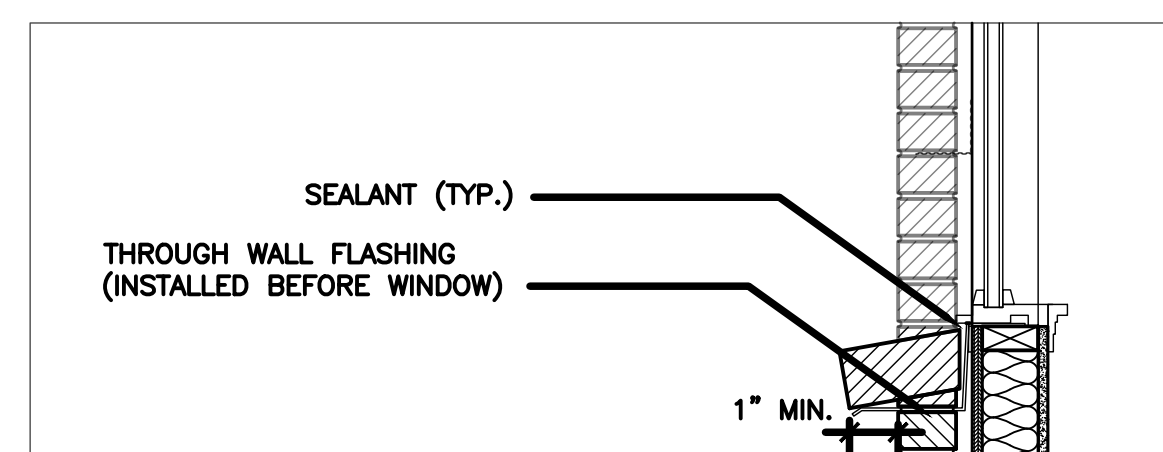
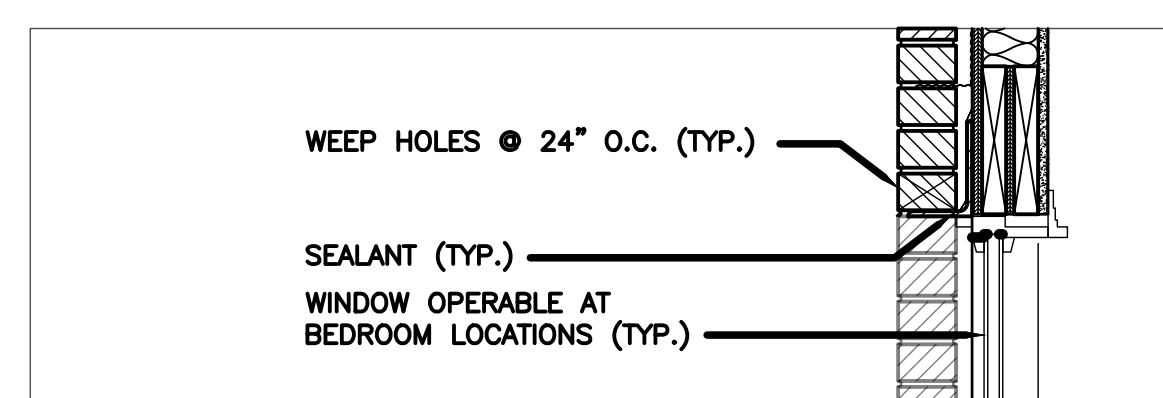
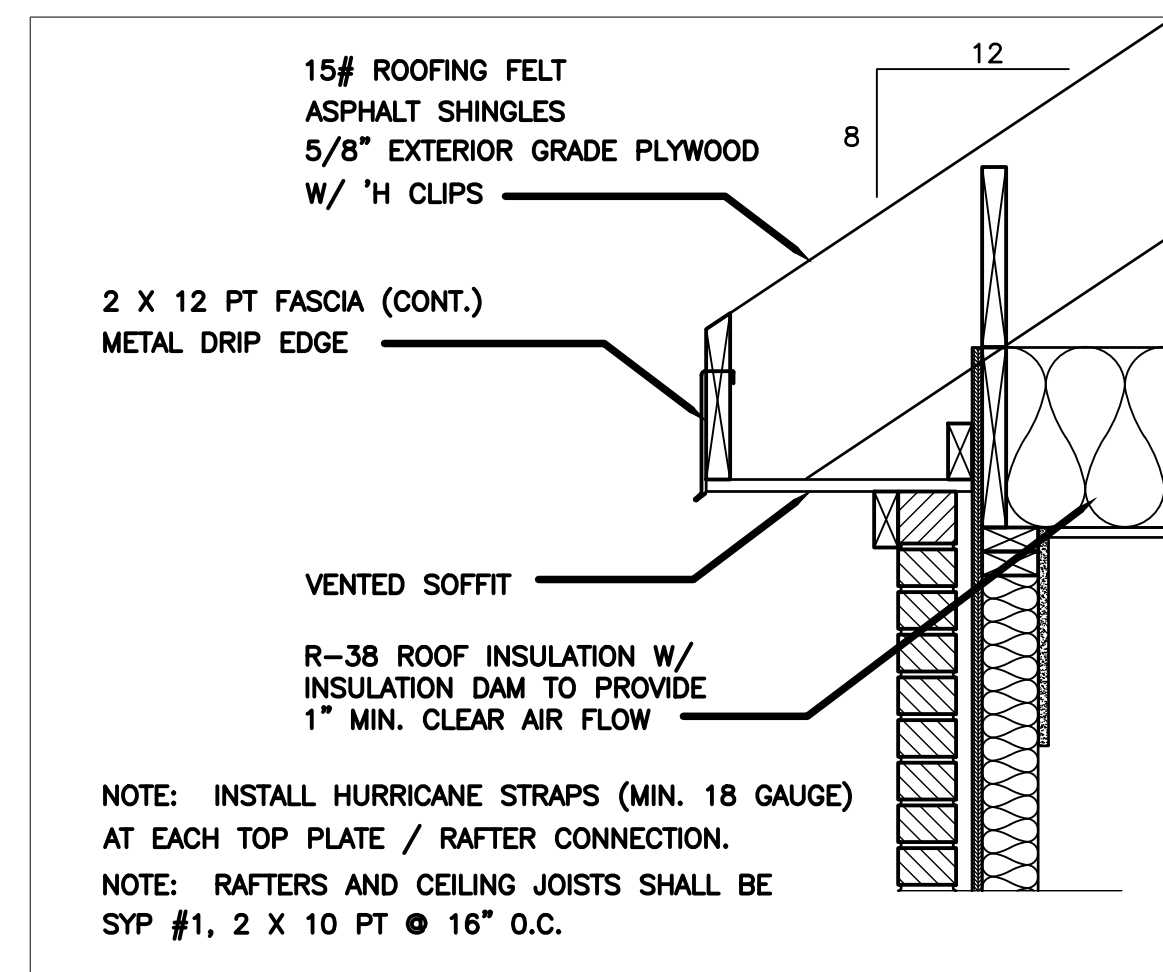
PARCEL ID: C0040633005
 USE GROUP: R-5 (PROPOSED)
 CONSTRUCTION TYPE: V-B
 BUILDING AREA: 3290 SF (TOTAL)
 1713 SF (FOOTPRINT)

ZONING INFORMATION

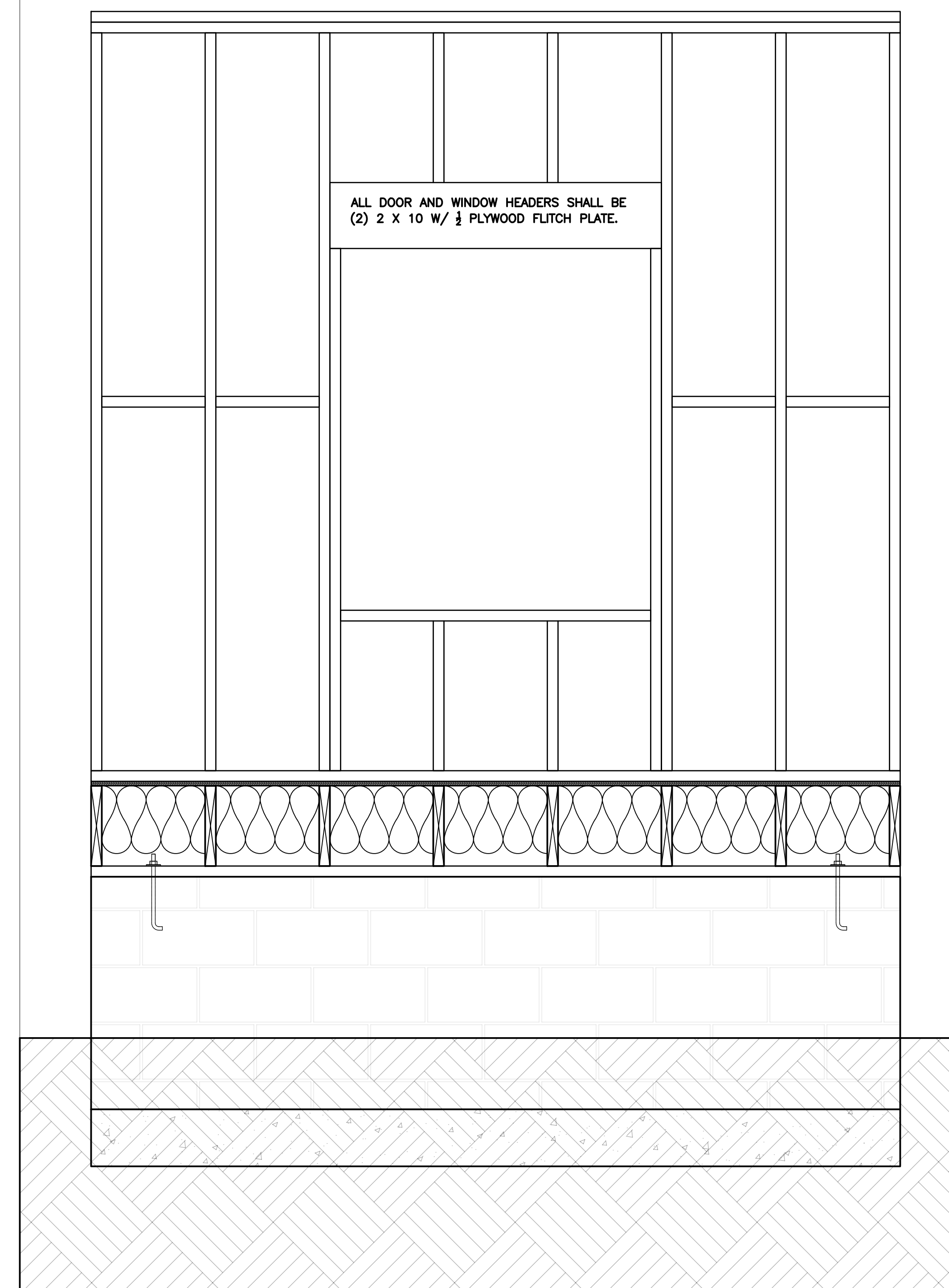
ZONING DISTRICT: R-2
 PARCEL AREA: 13800 SF
 BUILDING AREA: 1713 SF (FOOTPRINT)

SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



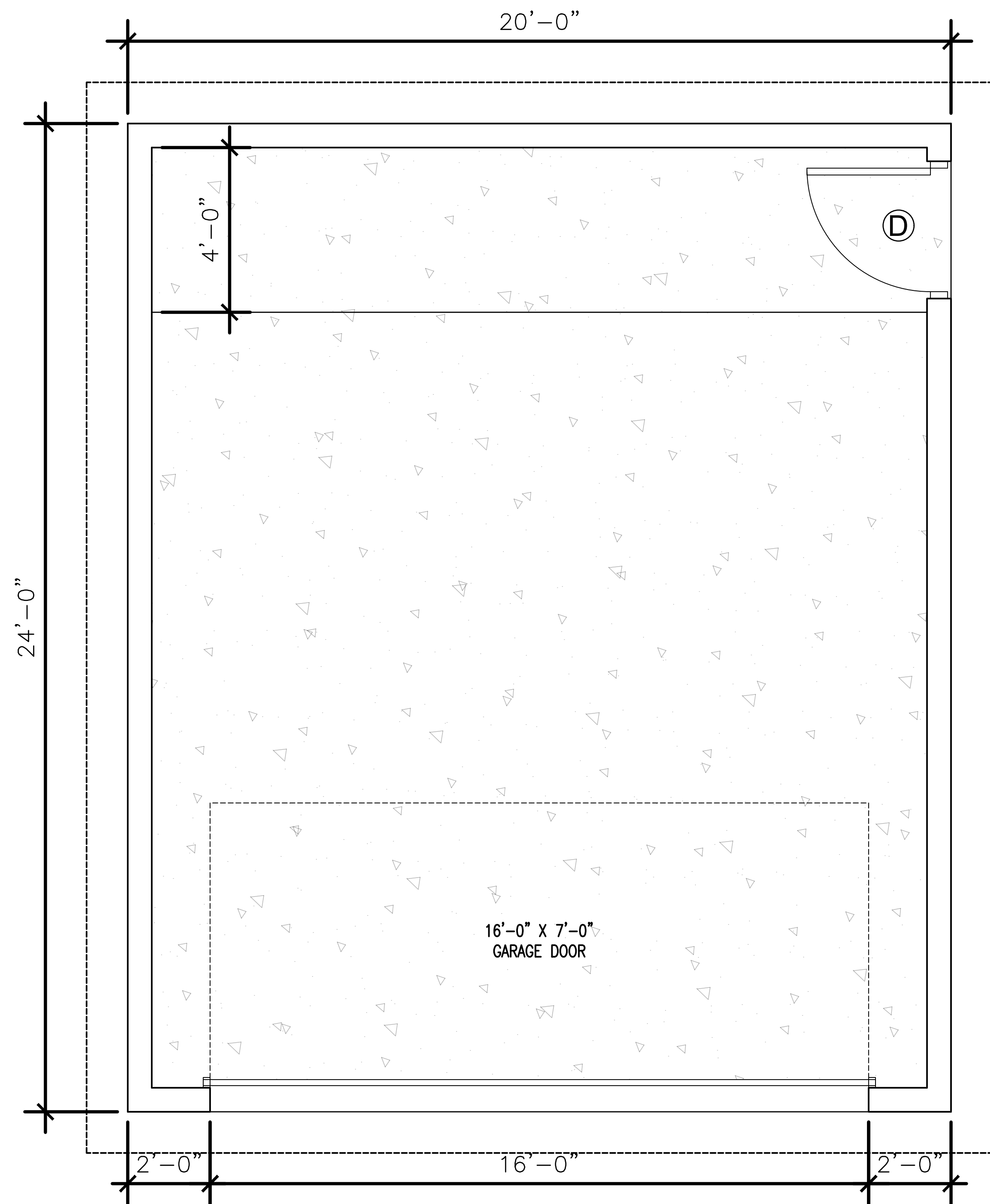
NOTE: ALL WOOD FRAMING SHALL BE SYP #1, UNLESS OTHERWISE NOTED.



TYPICAL DETAILS

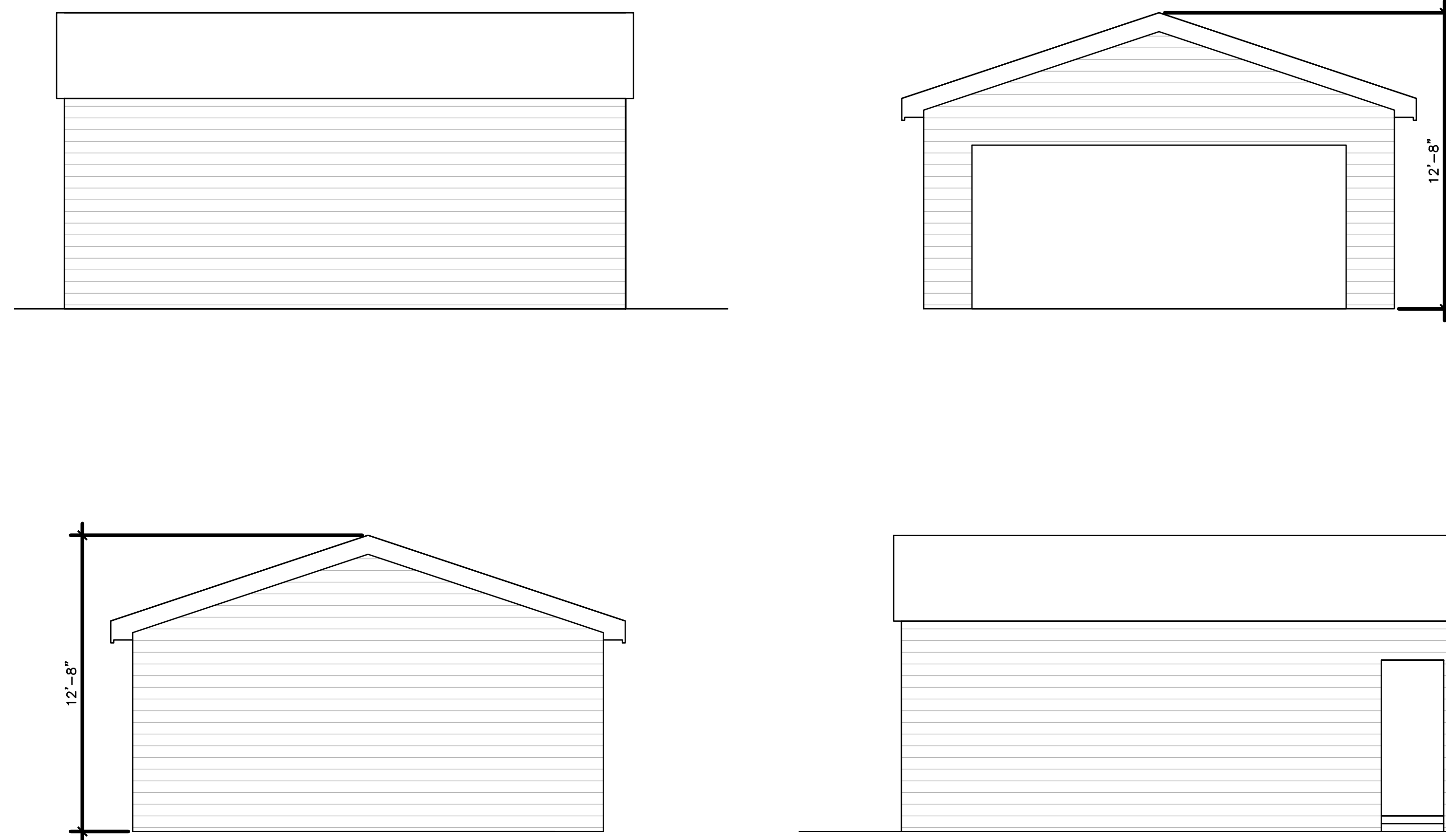
SCALE 1/4" = 1'-0"

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: --



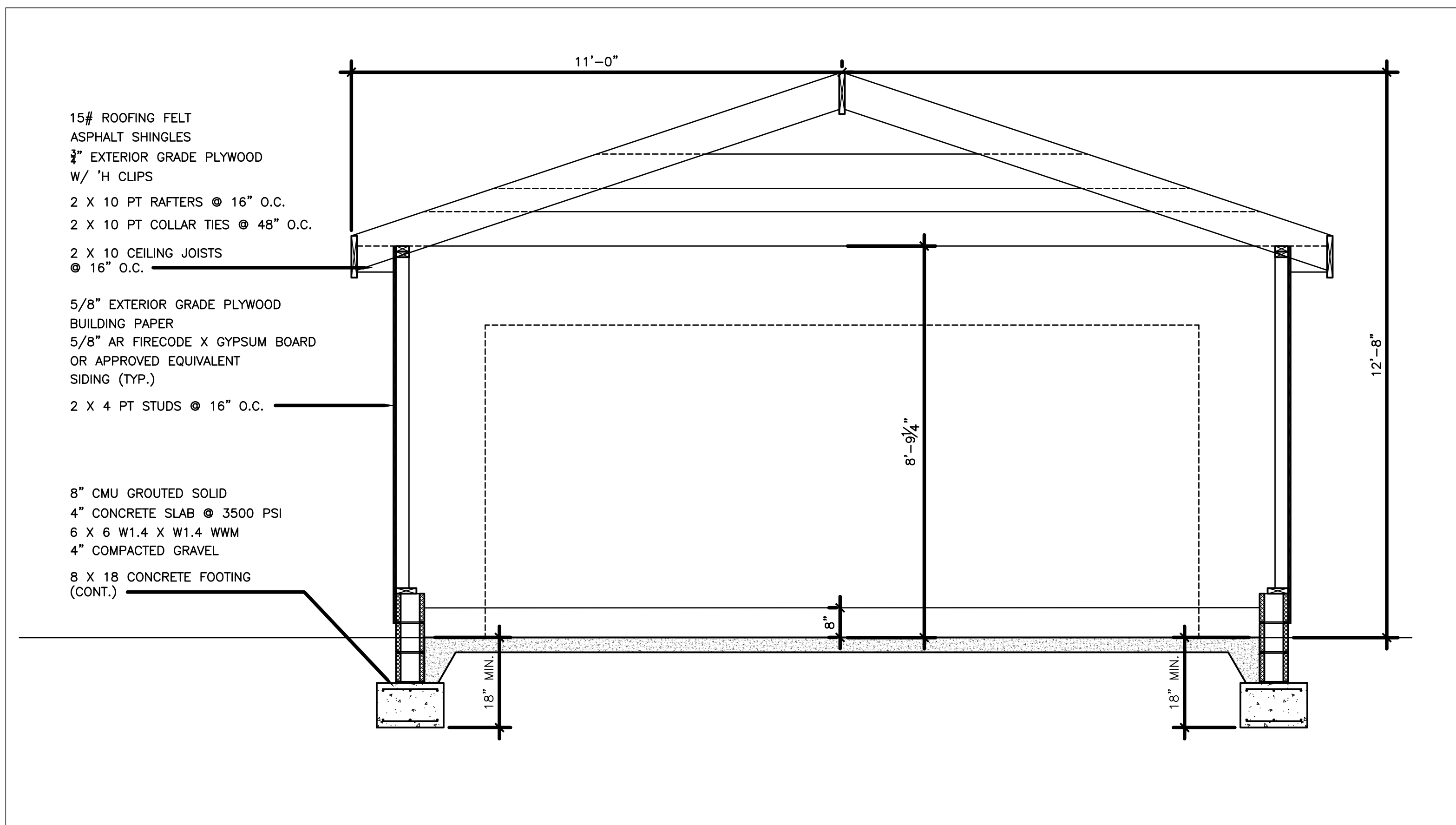
GARAGE PLAN

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

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.
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BUILDING INFORMATION

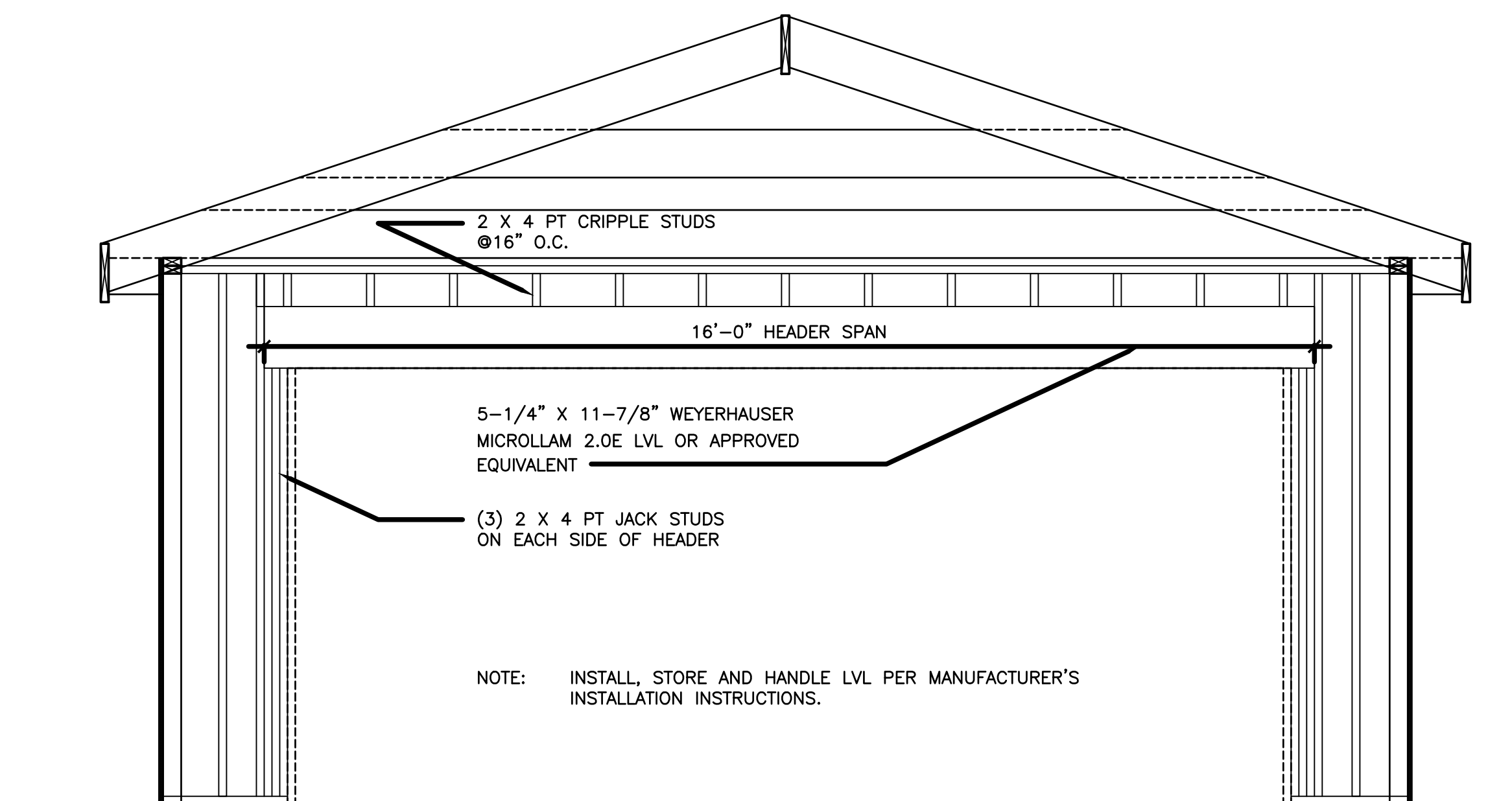
PARCEL ID: 00040633005
USE GROUP: R-5 (PROPOSED)
CONSTRUCTION TYPE: V-B
BUILDING AREA: 3290 SF (TOTAL)
1713 SF (FOOTPRINT)

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:	REVISION: --



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

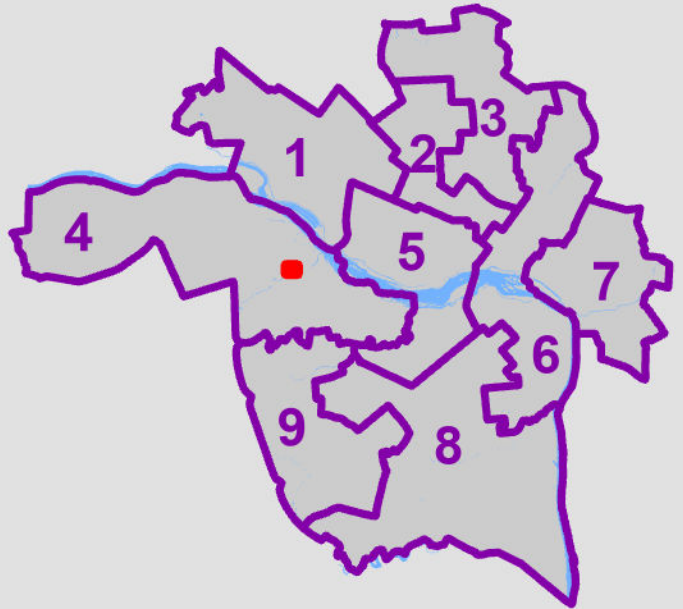
Special Use Permit

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

