

INTRODUCED: May 13, 2024

AN ORDINANCE No. 2024-140

To authorize the special use of the property known as 6209 Forest Hill Avenue for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions. (4<sup>th</sup> District)

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUNE 10 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 6209 Forest Hill Avenue, which is situated in a R-2 Single-Family Residential District, desires to use such property for a single-family detached dwelling with an accessory building, which use, among other things, is not currently allowed by section 30-404.5, concerning yards, 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:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JUN 10 2024    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 6209 Forest Hill Avenue and identified as Tax Parcel No. C004-0633/005 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 5, Block D, Section B, Granite Acres, City of Richmond, Virginia,” prepared by Ronald L. Lang, and dated August 14, 2023, 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 a single-family detached dwelling with an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plat Showing Improvements on Lot 5, Block D, Section B, Granite Acres, City of Richmond, Virginia,” prepared by Ronald L. Lang, and dated August 14, 2023, and “6029 Forest Hill Avenue, New Construction,” prepared by MDS, and dated July 15, 2020, hereinafter referred to, collectively, 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 single-family detached dwelling with an accessory building, substantially as shown on the Plans.

(b) All mechanical equipment 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) 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 Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous

sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

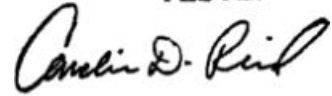
§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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CITY ATTORNEY'S OFFICE

A TRUE COPY:  
TESTE:



City Clerk



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2023-2042**

<b>File ID:</b> Admin-2023-2042	<b>Type:</b> Request for Ordinance or Resolution	<b>Status:</b> Regular Agenda
<b>Version:</b> 2	<b>Reference:</b>	<b>In Control:</b> City Clerk Waiting Room
<b>Department:</b>	<b>Cost:</b>	<b>File Created:</b> 12/11/2023
<b>Subject:</b>	<b>Final Action:</b>	
<p style="text-align: center;"><b>Title:</b></p>		

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 05/13/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** ADMIN-136728-2042\_Application supporting documents 6209 Forest Hill Ave.pdf, Scanned SUP - 6209 Forest Hill Ave.pdf

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** David.Watson@rva.gov

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	4/25/2024	Jonathan Brown	Approve	4/29/2024
2	2	4/25/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	4/25/2024	Kevin Vonck	Approve	5/2/2024
2	4	4/25/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	4/25/2024	Sharon Ebert	Approve	4/29/2024
2	6	4/25/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	4/26/2024	Jeff Gray	Approve	4/29/2024
2	8	4/30/2024	Lincoln Saunders	Approve	4/30/2024
2	9	5/6/2024	Mayor Stoney	Approve	5/2/2024

### History of Legislative File

**Master Continued (Admin-2023-2042)**

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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Text of Legislative File Admin-2023-2042

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** December 11, 2023

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

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

**RE:** To authorize the special use of the property known as 6209 Forest Hill Avenue for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 6209 Forest Hill Avenue for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions.

**BACKGROUND:** The subject property is located in the R-2 Single-Family Residential District. It consists of approximately .417 acres of land and is within the Gravel Hill neighborhood. The new single-family dwelling and accessory garage constructed on the property are permitted uses. However, due to a builder error the accessory garage structure encroaches slightly into the required setbacks. Therefore, a special use permit is requested.

**COMMUNITY ENGAGEMENT:** The property is not located within a civic association. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

**STRATEGIC INITATIVES AND OTHER GOVERNMENTAL:** The City’s Richmond 300 Master Plan designates the property for Residential. Primary uses are primarily of single-family houses and accessory dwelling. Secondary uses are duplexes and small multi-family buildings

**FISCAL IMPACT:** The Department of Planning and Development Review does not anticipate any

impact to the City's budget for this or future fiscal years.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 13, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** June 10, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**AFFECTED AGENCIES:** Office of Chief Administrative Officer, Law Department

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Application Supporting Documents

**STAFF:** Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 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 19<sup>th</sup> Street, he now needs assistance with this garage.

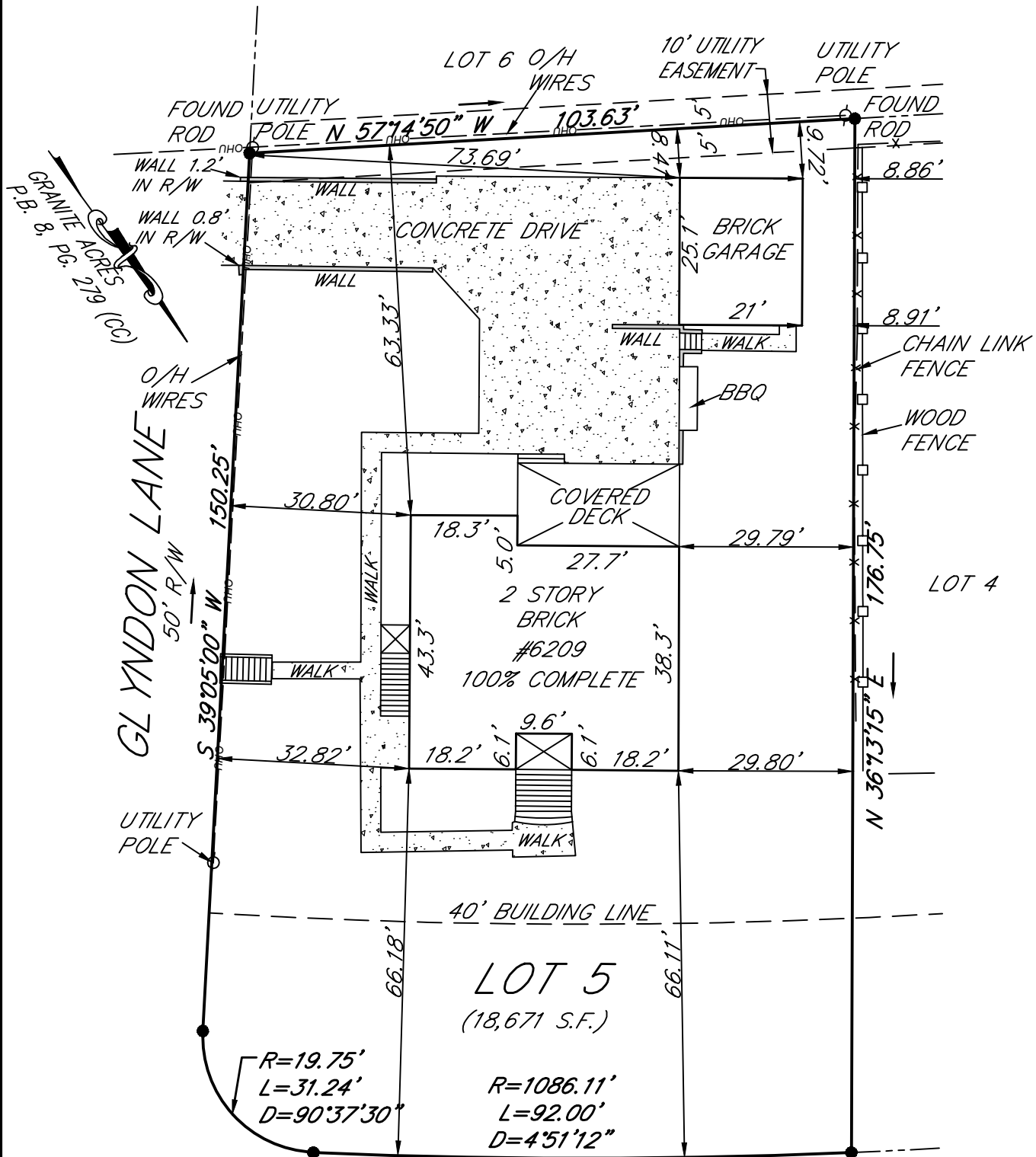
Would you reach out to Mr. Aramin and assist him with the application process? You can reach Mr. Aramin by telephone at (804) 666-1615? If you prefer for Mr. Aramin to reach out to you that would be fine!

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.

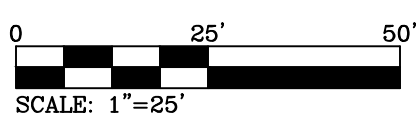
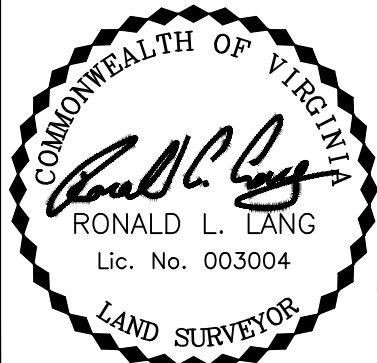


FOREST HILL AVENUE  
 VARIABLE WIDTH R/W  
 PLAT SHOWING IMPROVEMENTS ON  
 LOT 5, BLOCK D, SECTION B  
 GRANITE ACRES  
 CITY OF RICHMOND, VIRGINIA

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.
- 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.
- H. THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT.

**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: <b>COVER SHEET</b>			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: T100	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.
- 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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## BUILDING INFORMATION

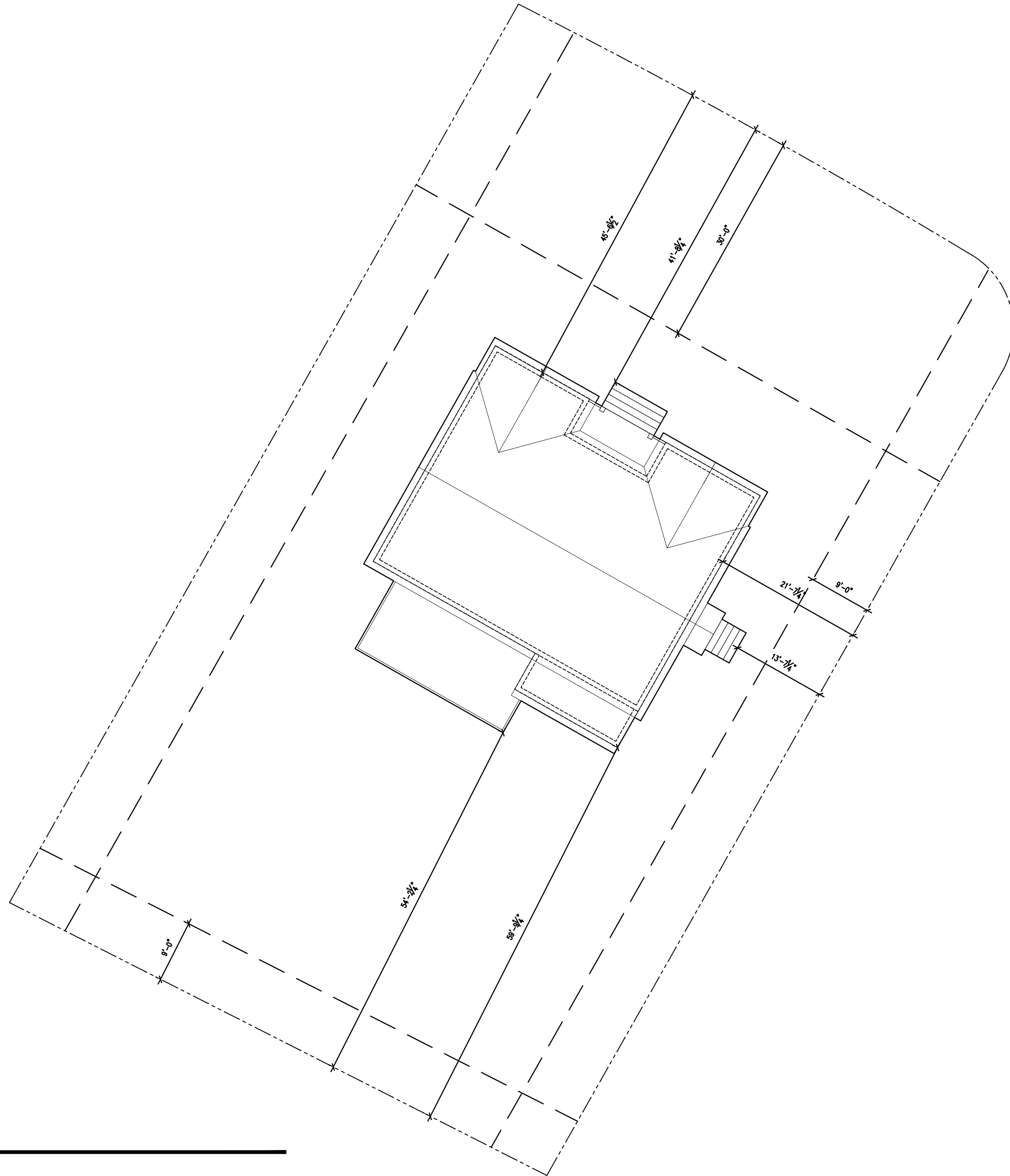
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## 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.



## 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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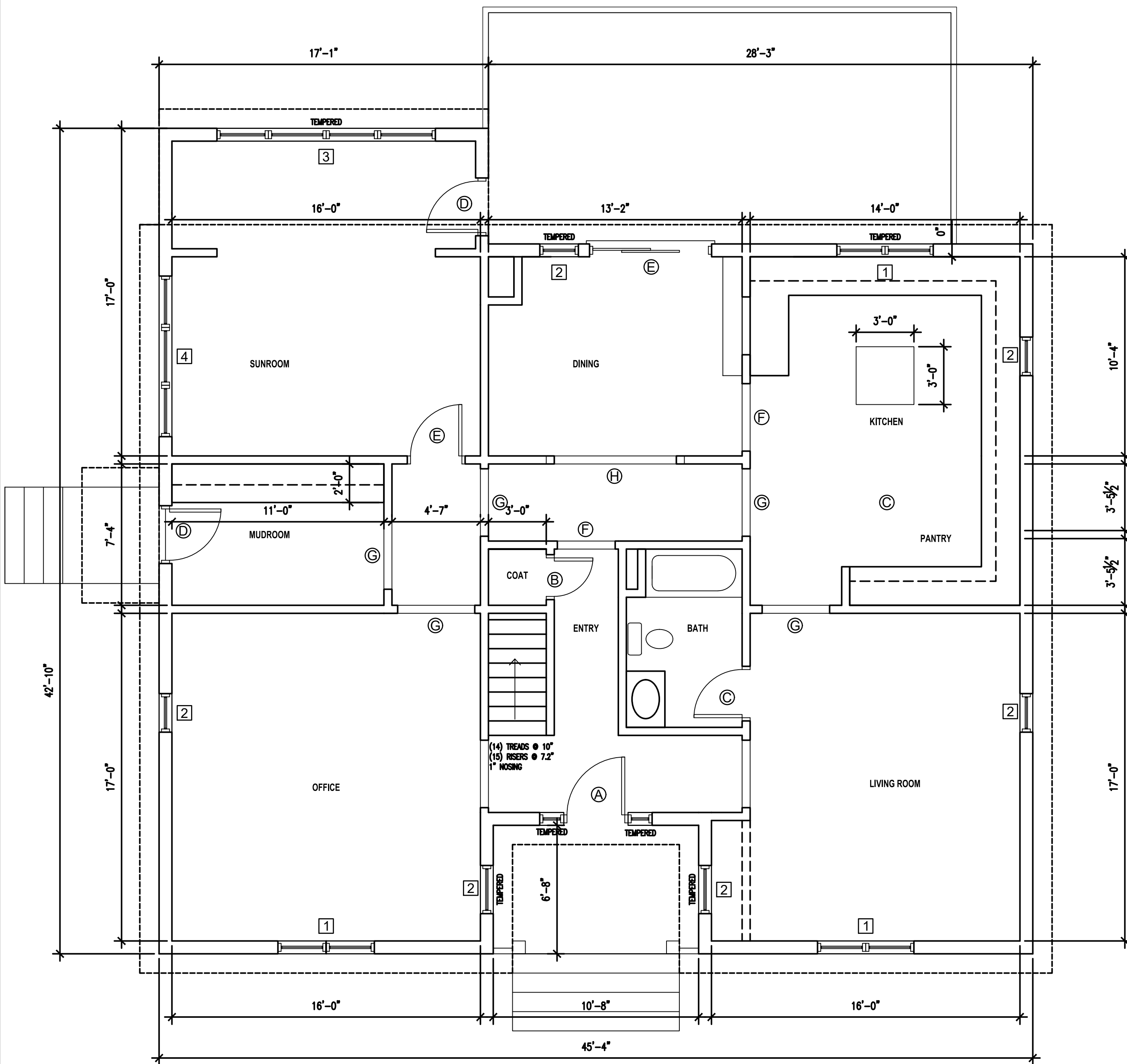
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CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

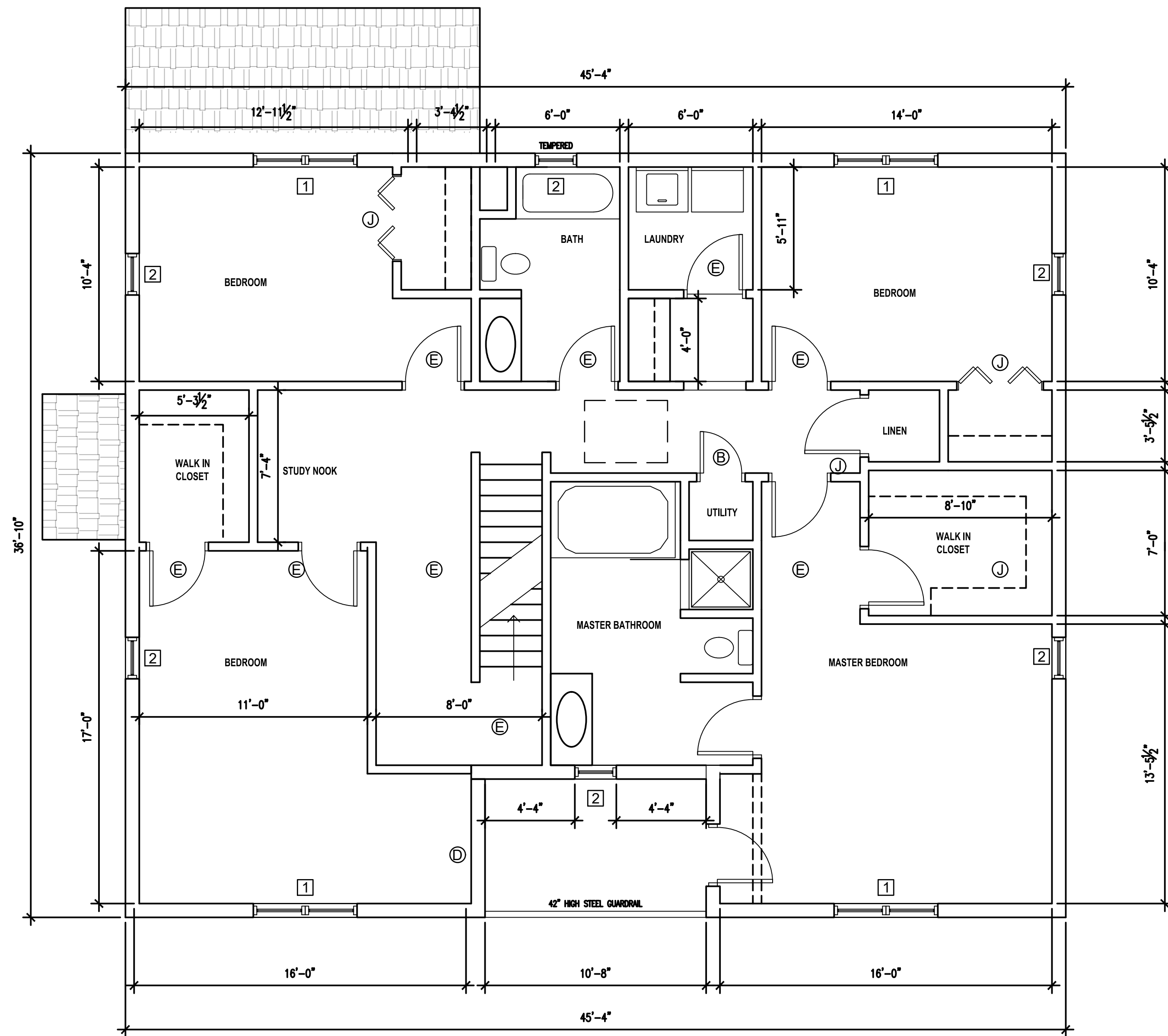


### FIRST FLOOR PLAN

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:	**



## 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.
- H. THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT.

## BUILDING INFORMATION

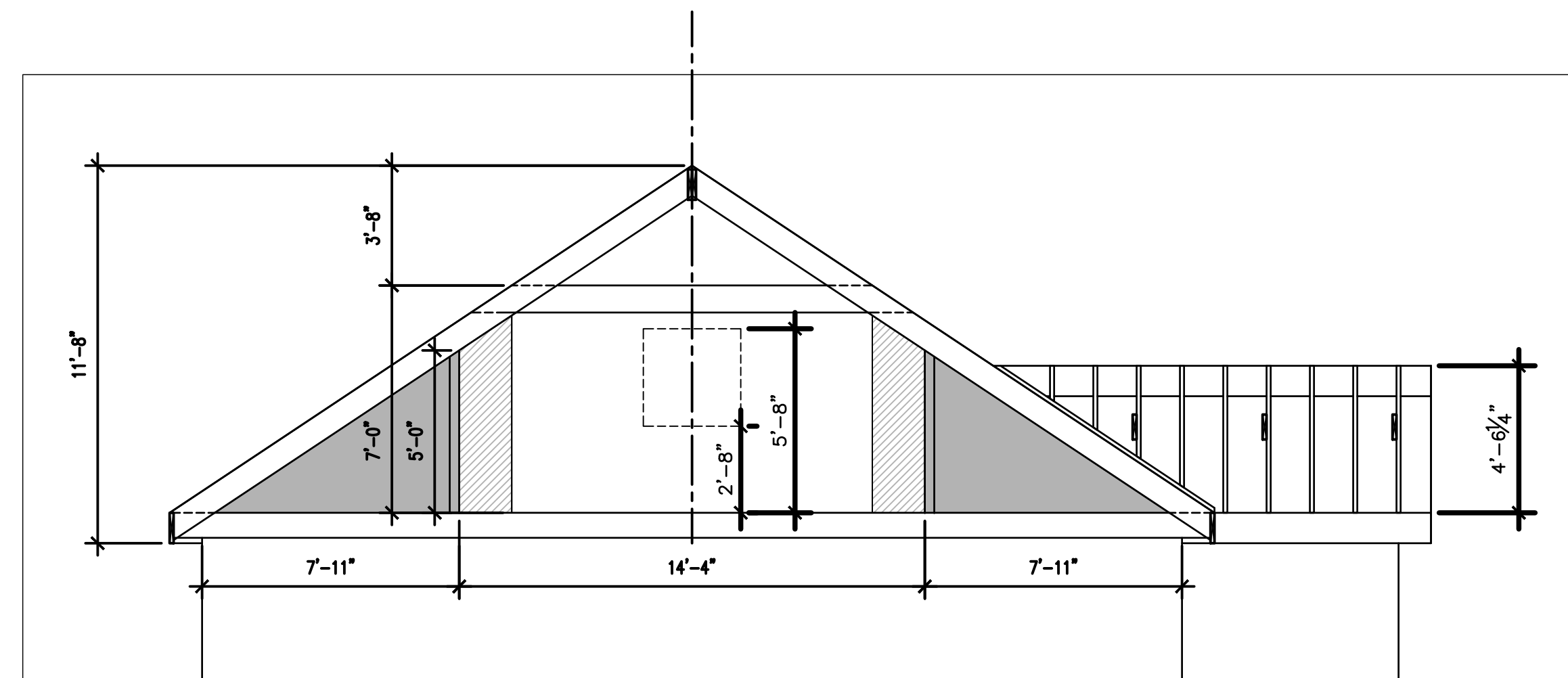
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

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

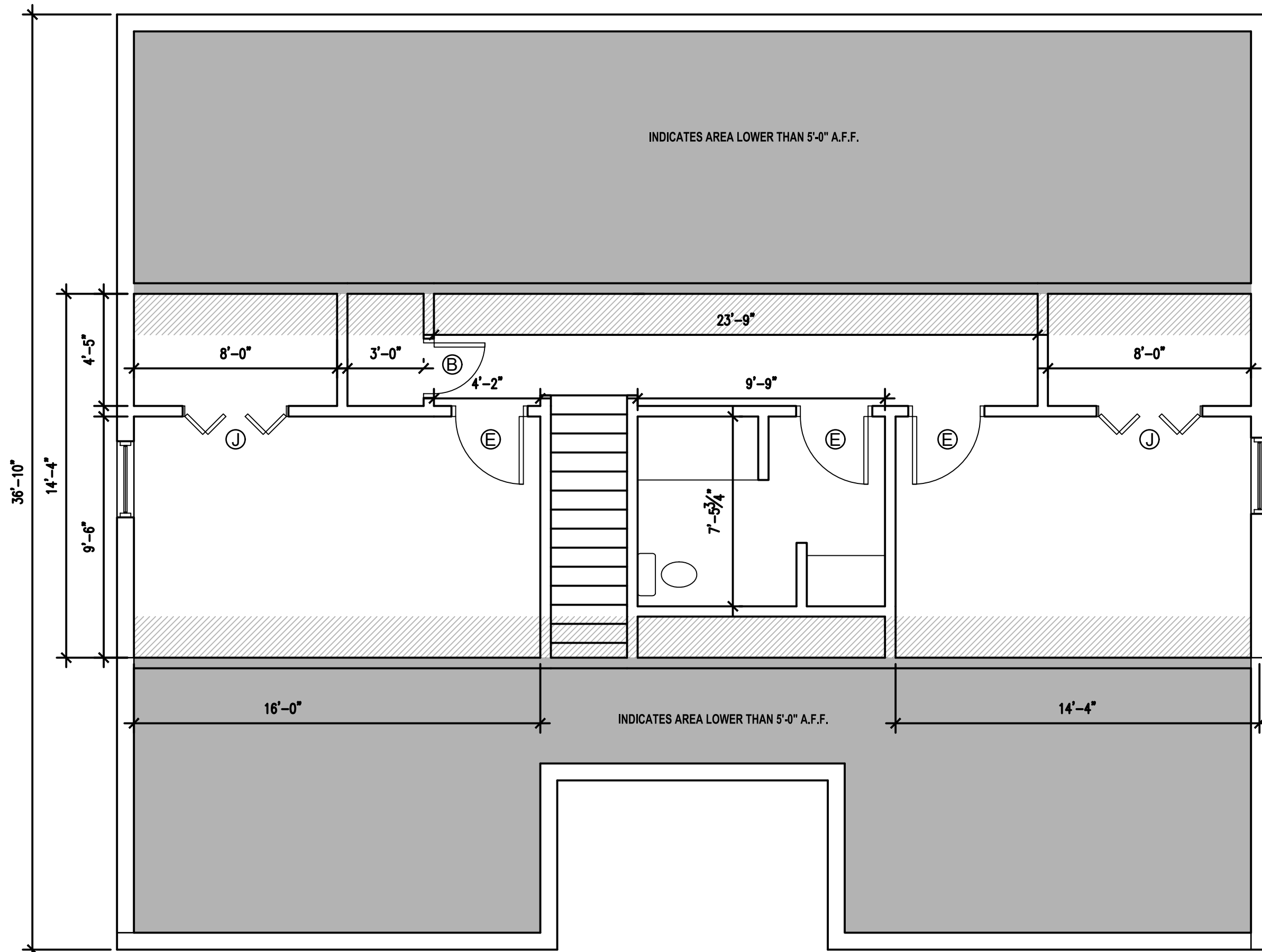
## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



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

## 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: A100B	REVISION: **	

## GENERAL NOTES

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## BUILDING INFORMATION

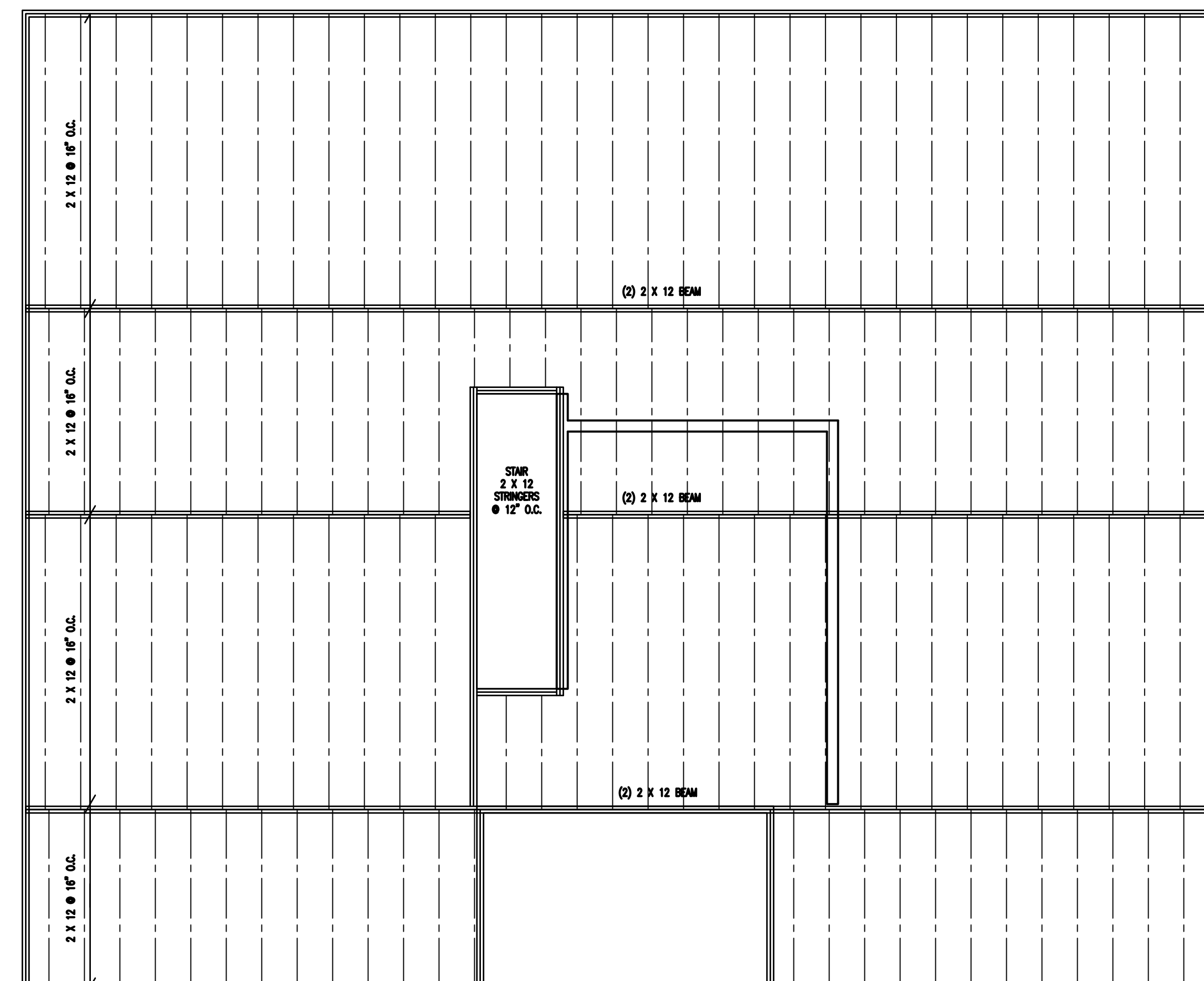
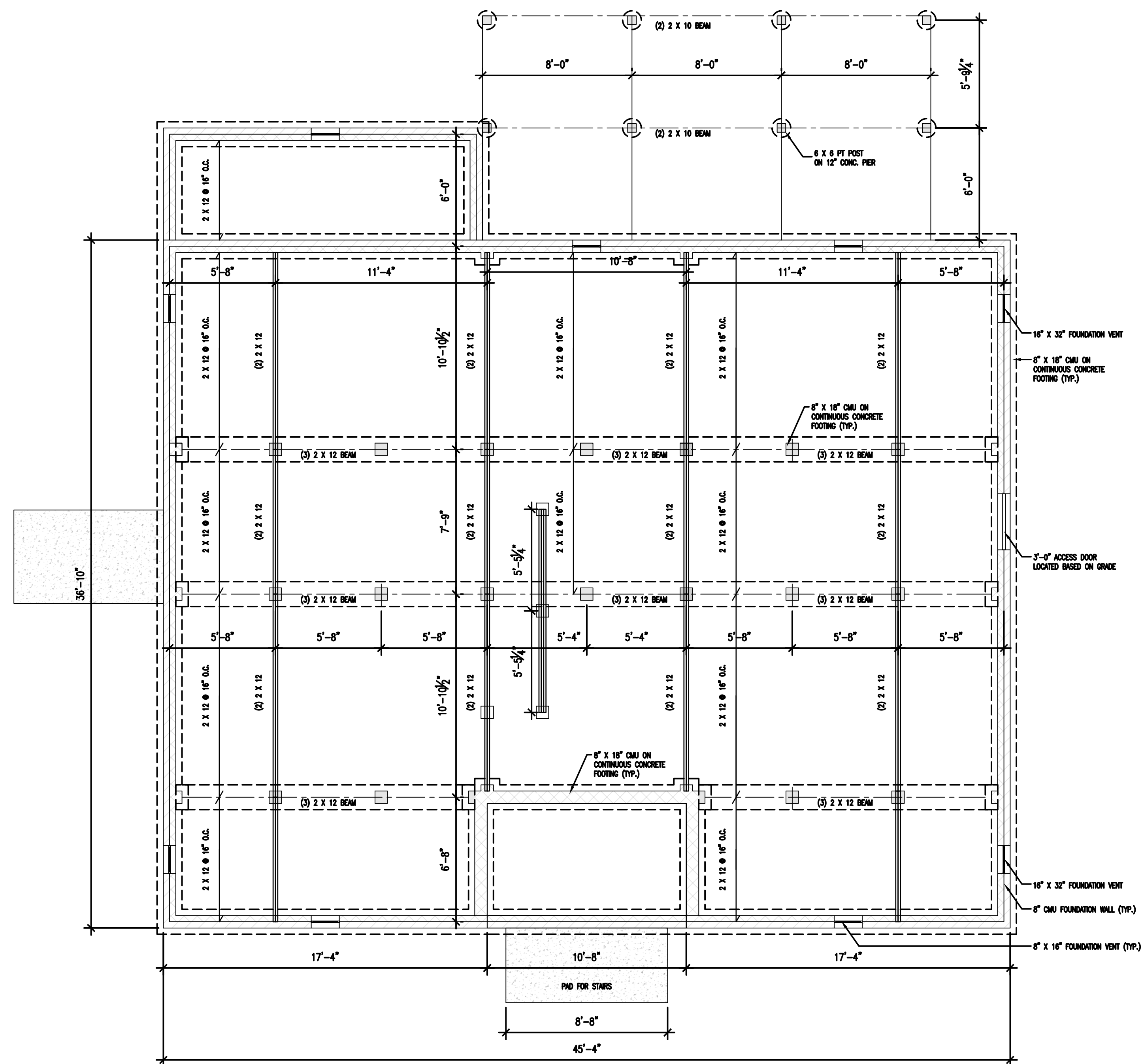
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## 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: FOUNDATION / FRAMING PLANS			
SCALE:	DATE: 07/15/2020	DRAWN: MDS	CHECKED: MDS
PROJECT NO: 20017	DRAWING NO: A101	REVISION:	REVISION: --

## GENERAL NOTES

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## BUILDING INFORMATION

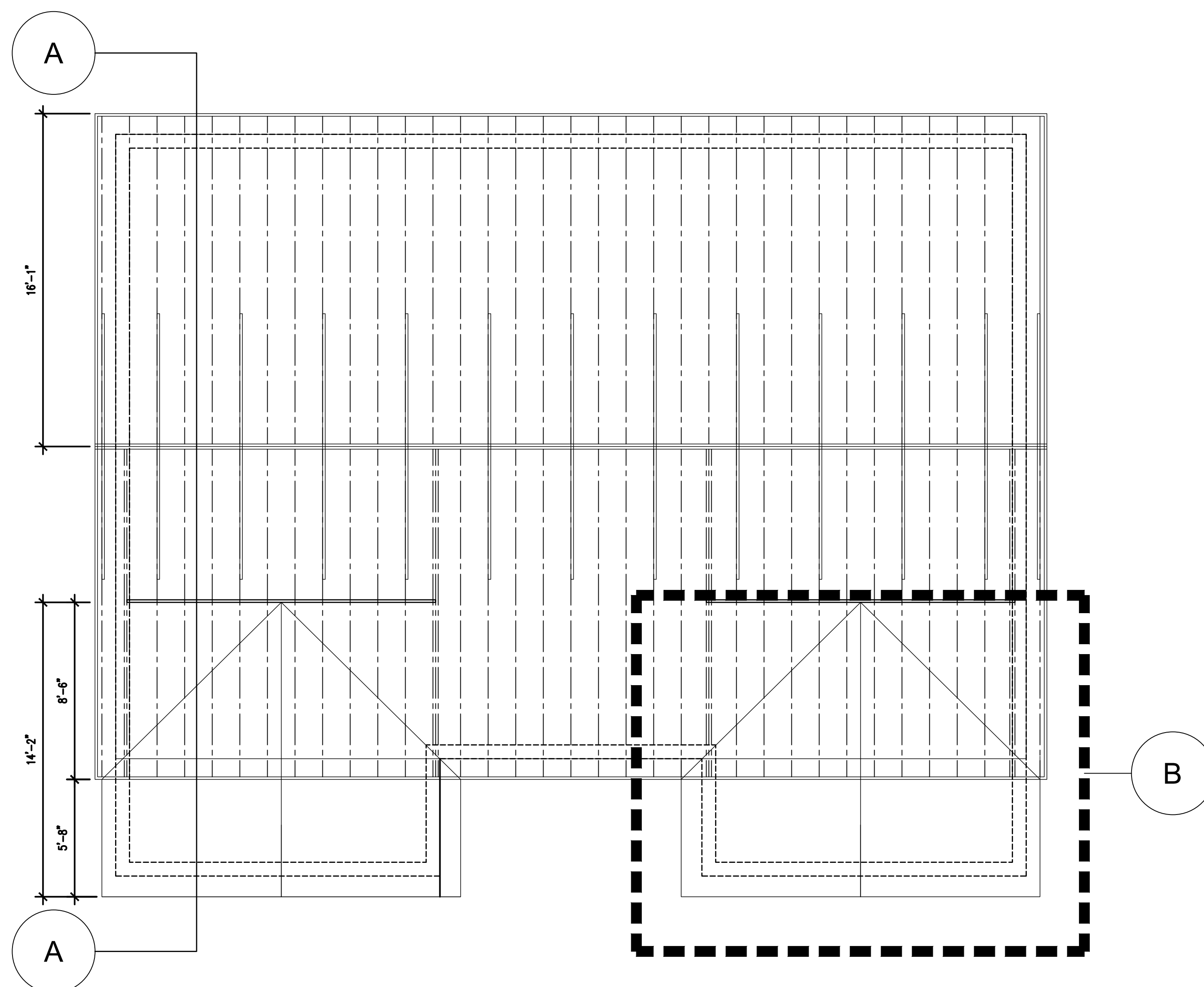
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

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

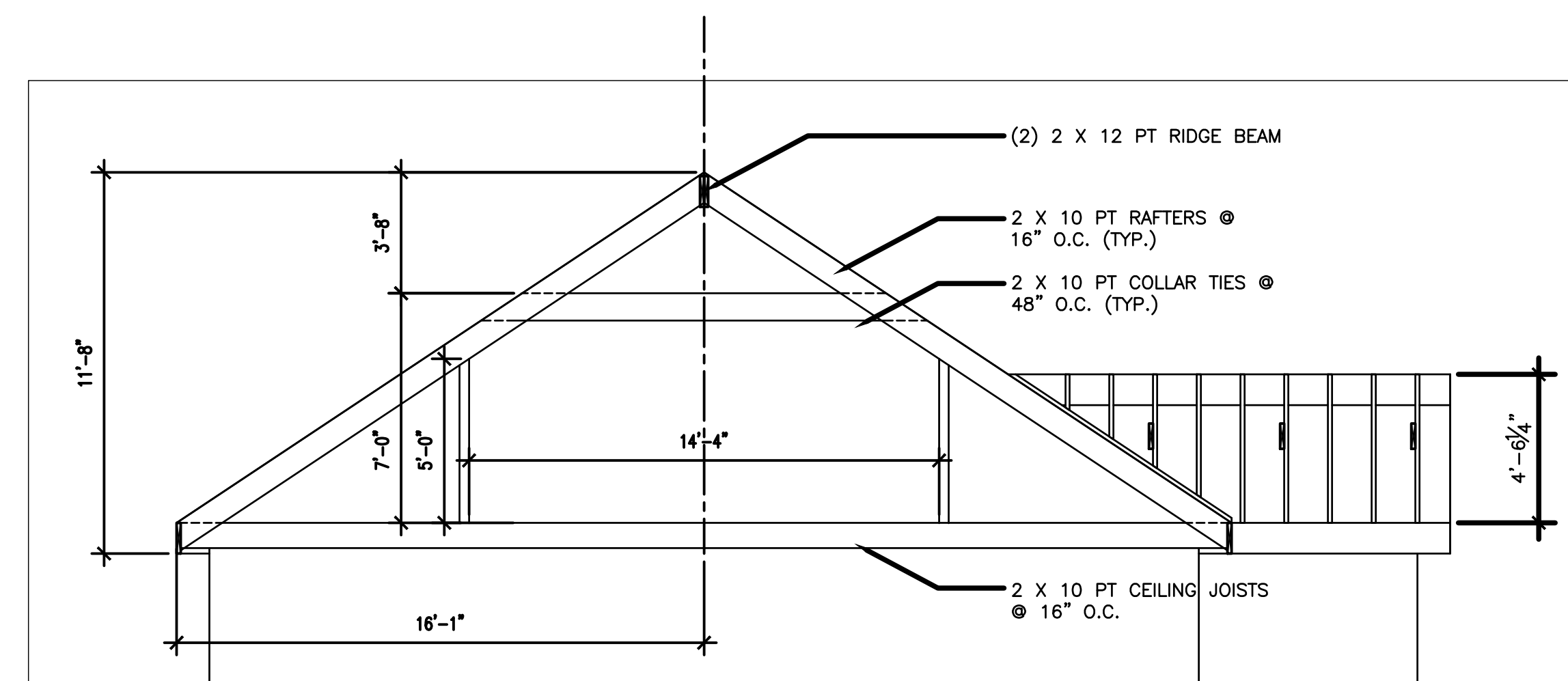
## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

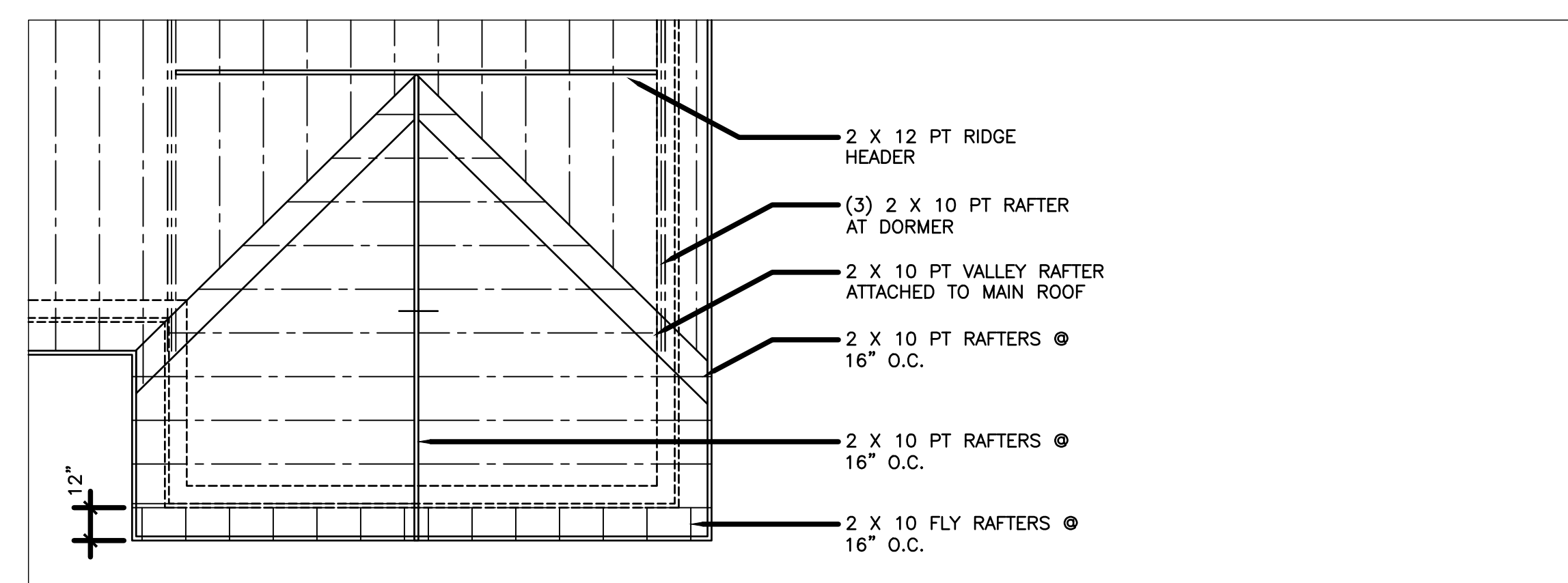


## ROOF FRAMING PLAN

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



## SECTION A-A



## DETAIL B

## ROOF DETAILS

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

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

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## BUILDING INFORMATION

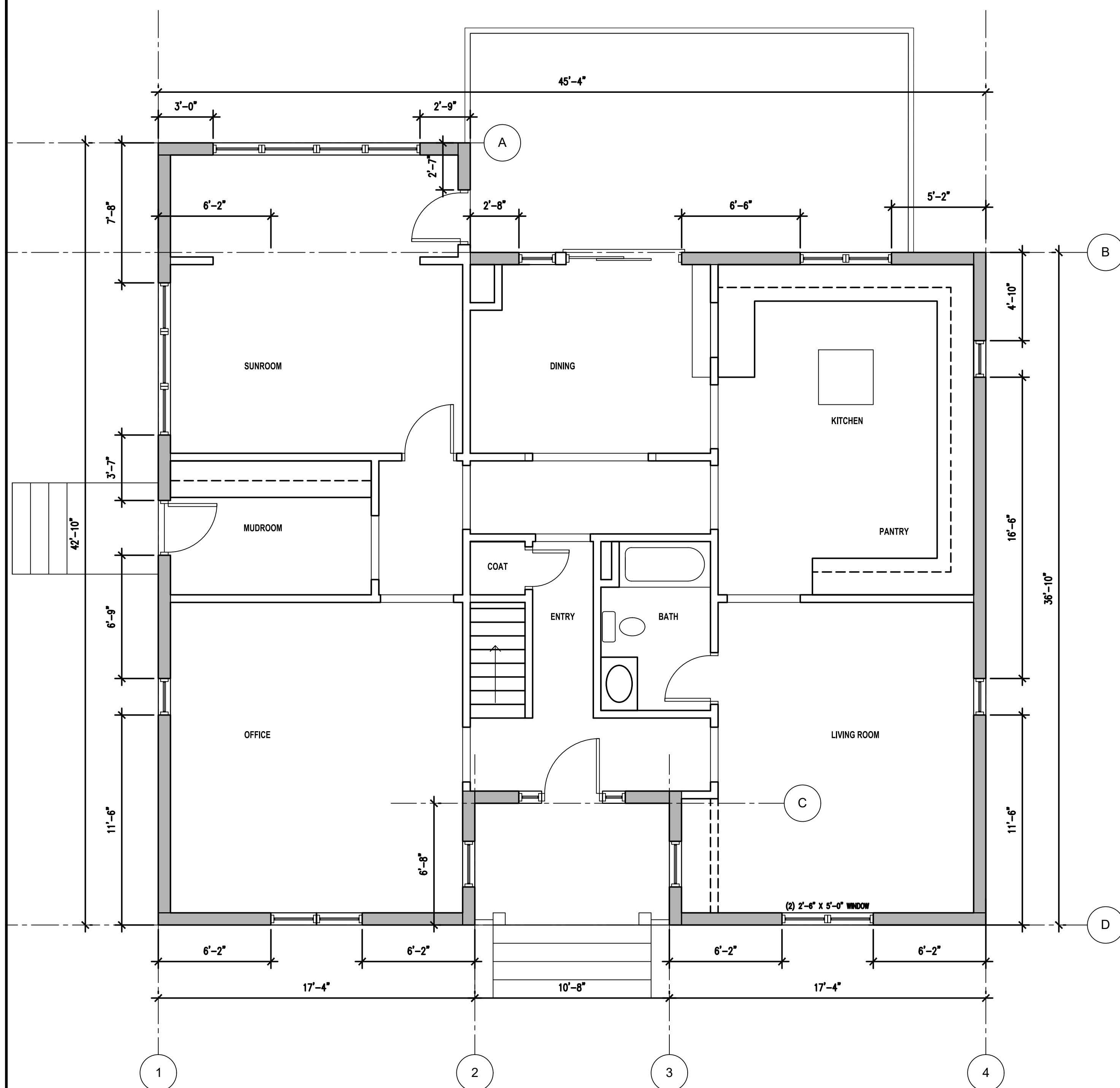
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

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

## SCOPE OF WORK

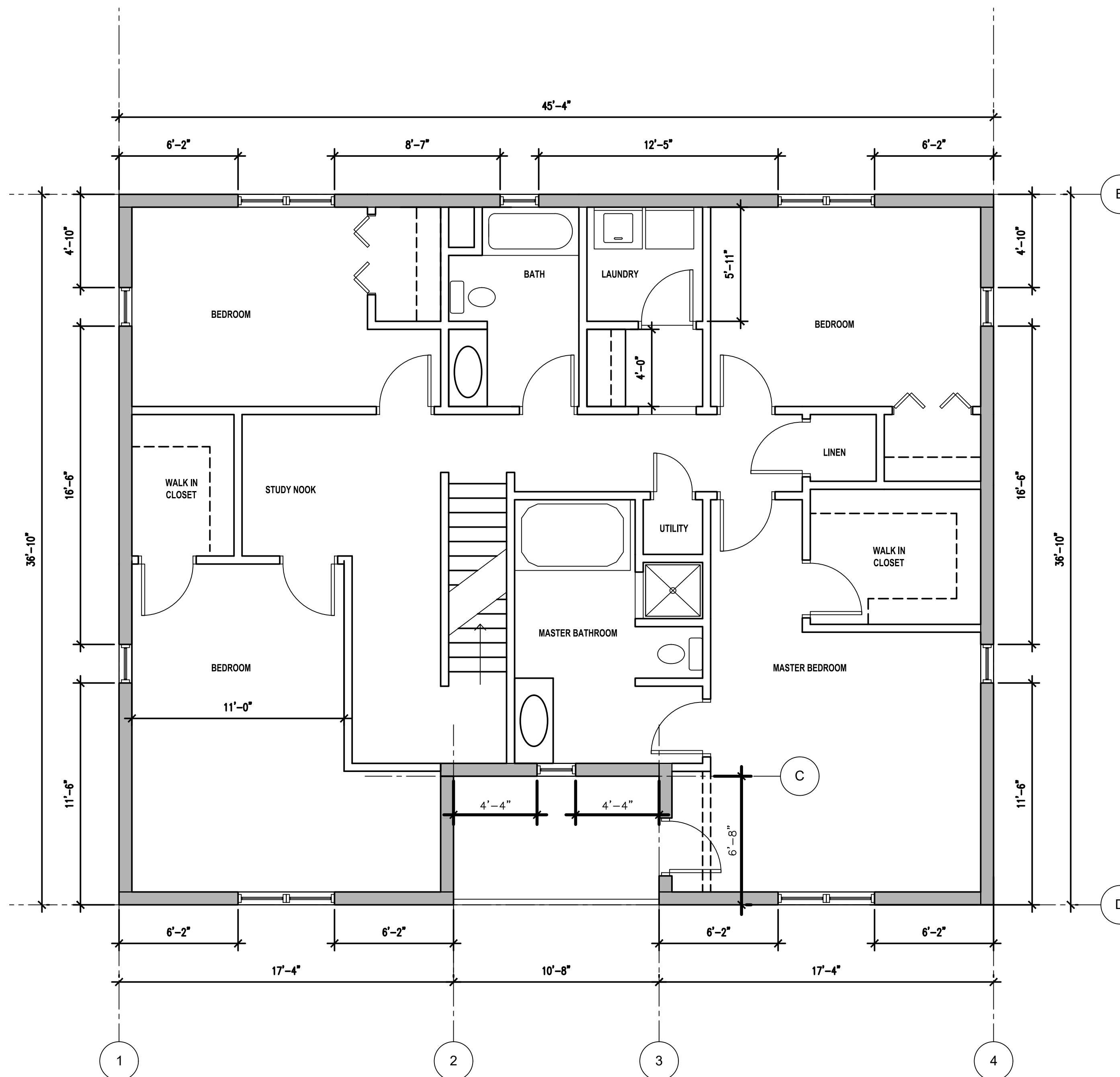
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.



### 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

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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

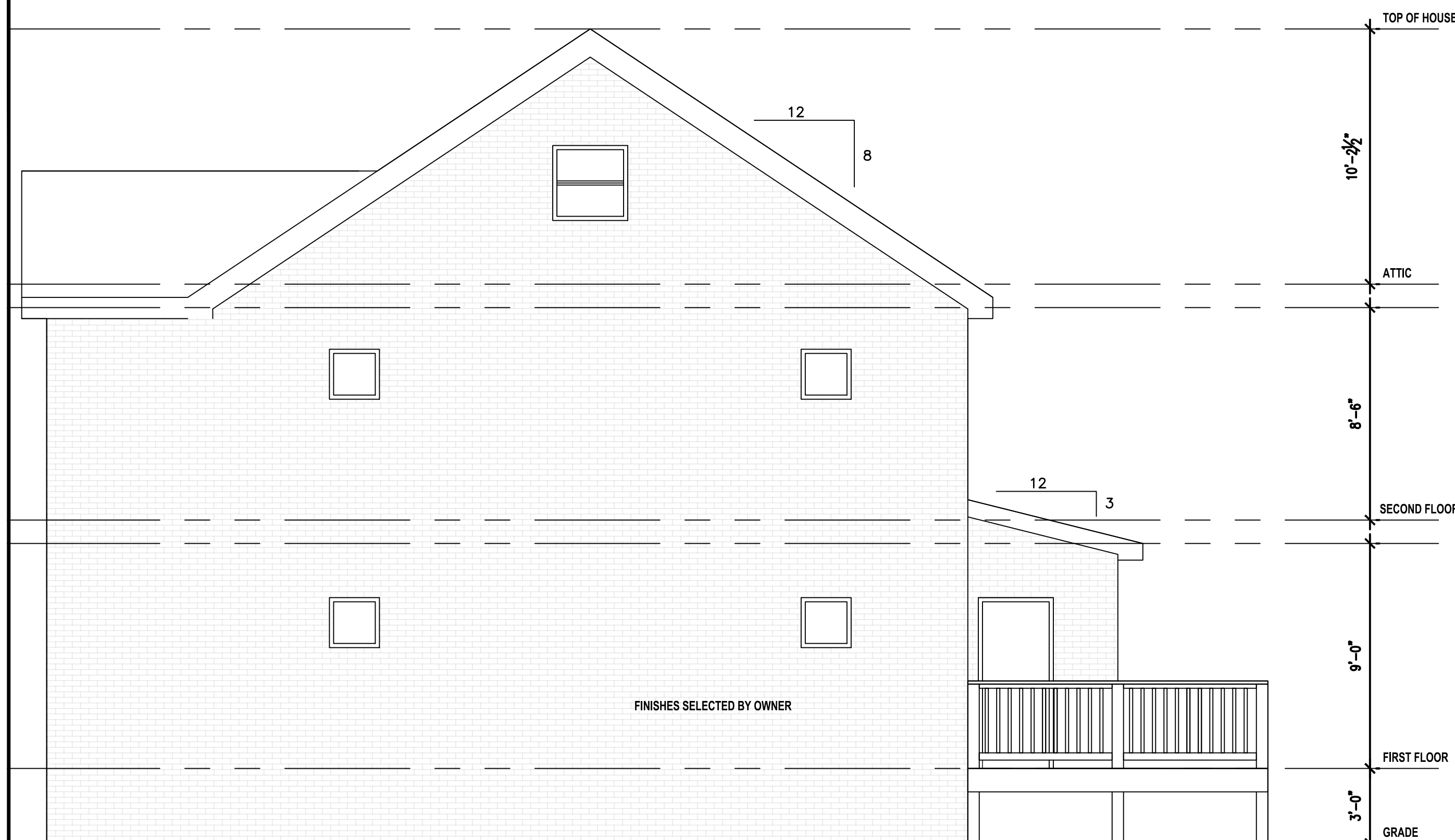
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

ADDRESS: 6209 FOREST HILL AVENUE  
 RICHMOND, VA 23225

OWNER: ARAMIN

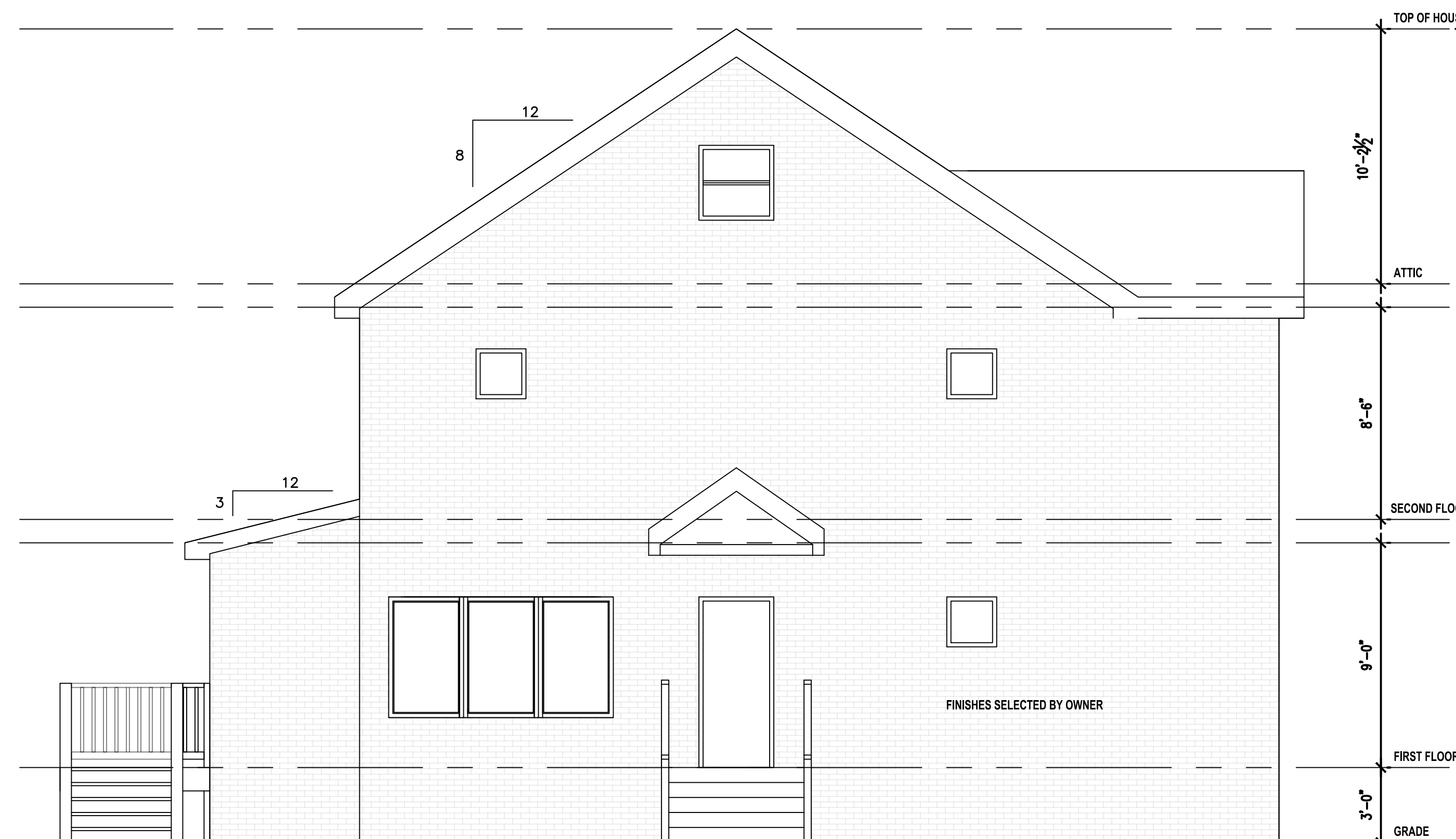
TITLE: ELEVATIONS

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



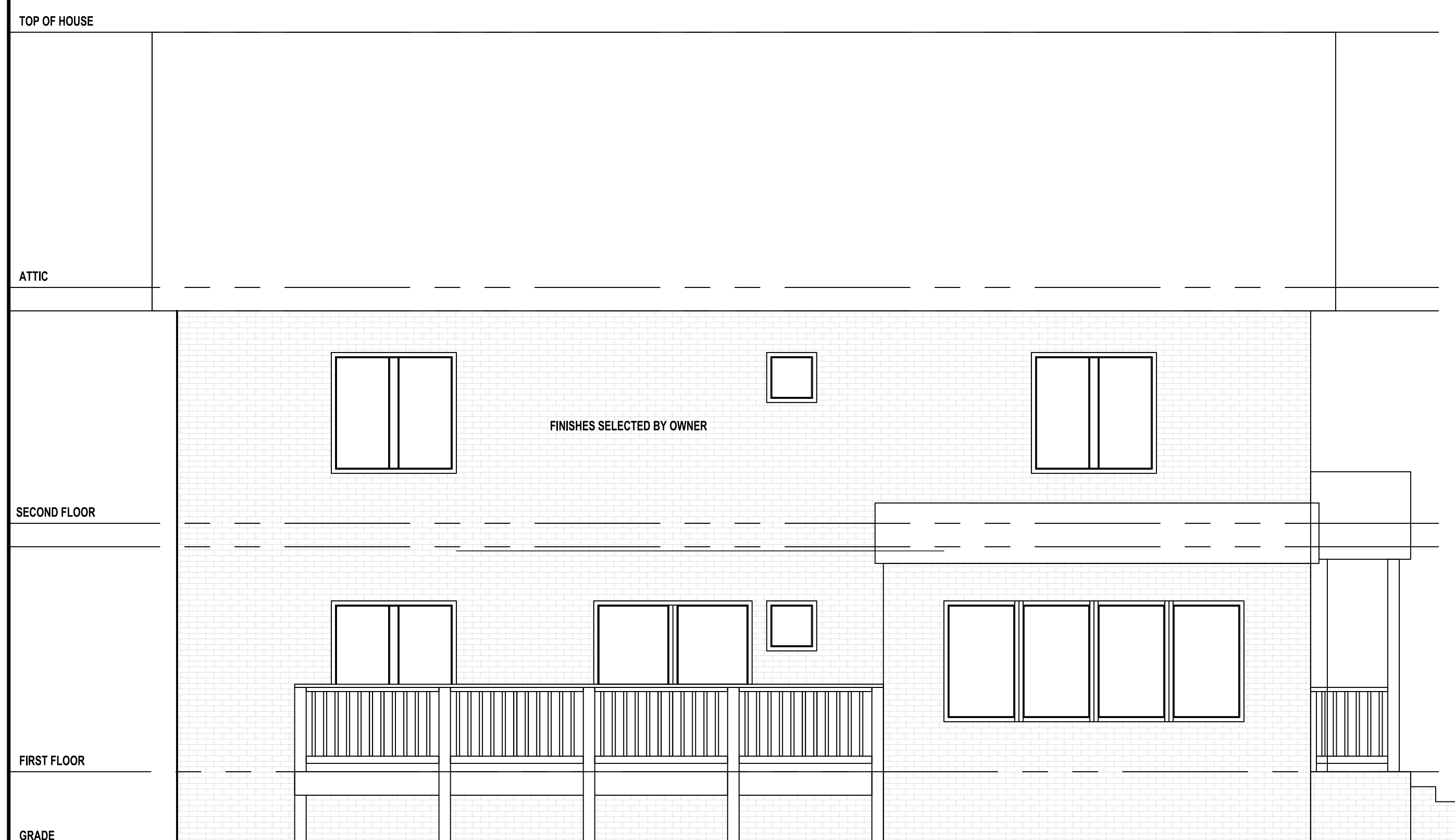
## SIDE ELEVATION

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"

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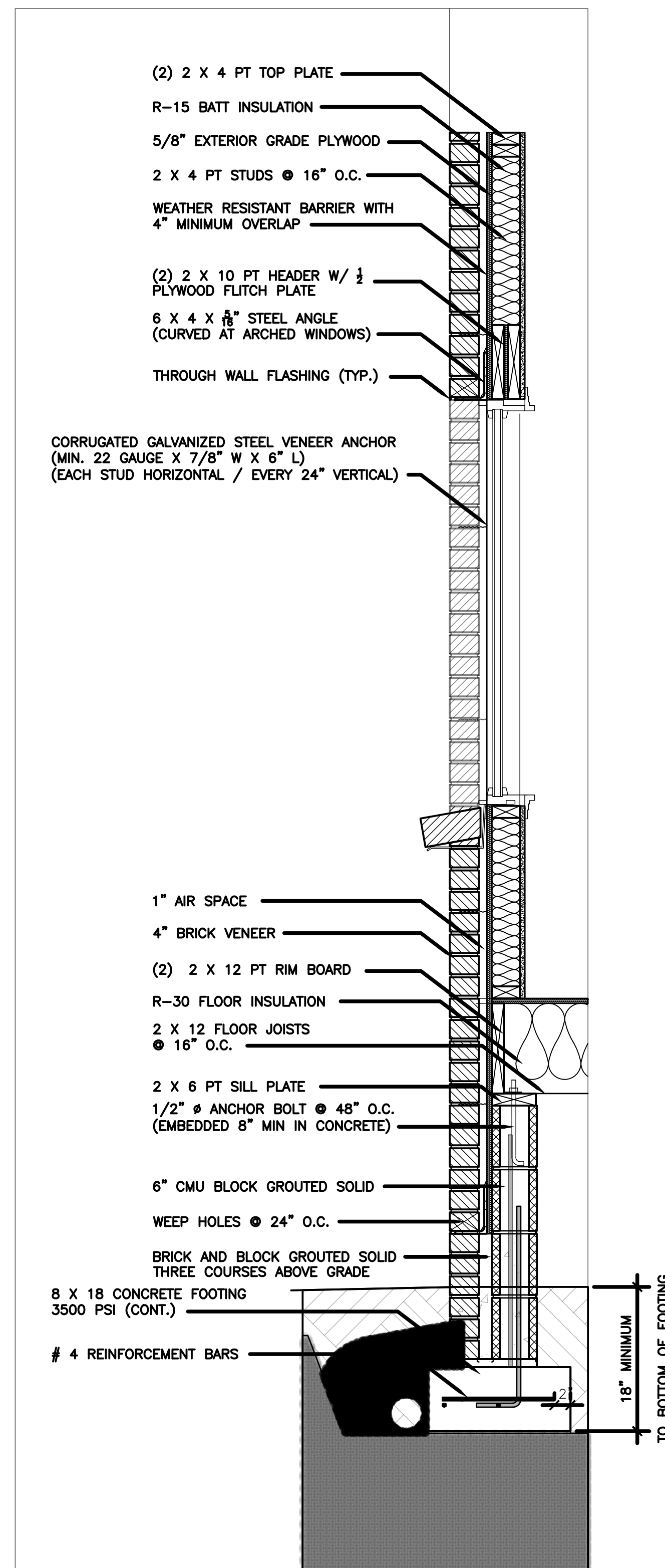
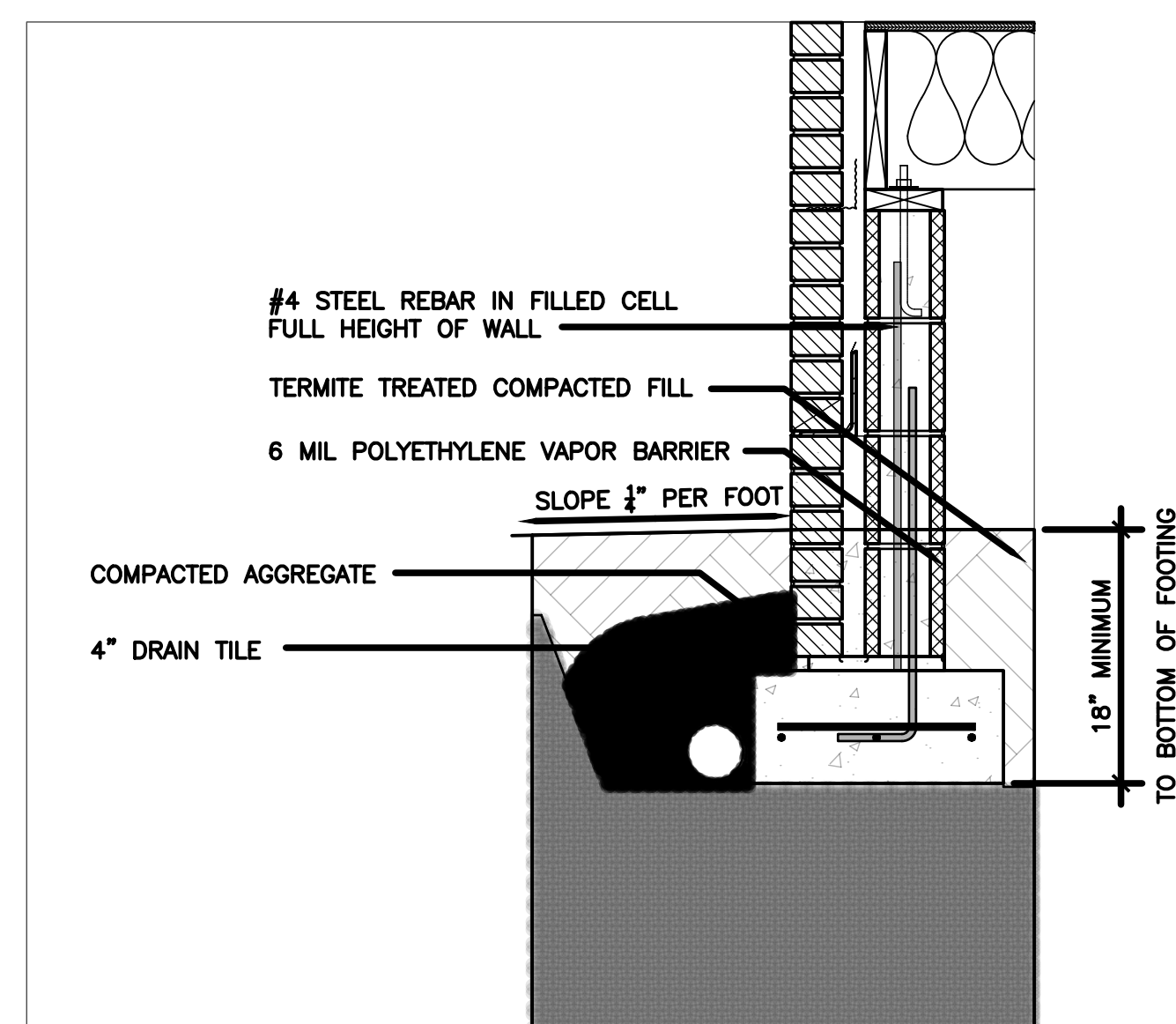
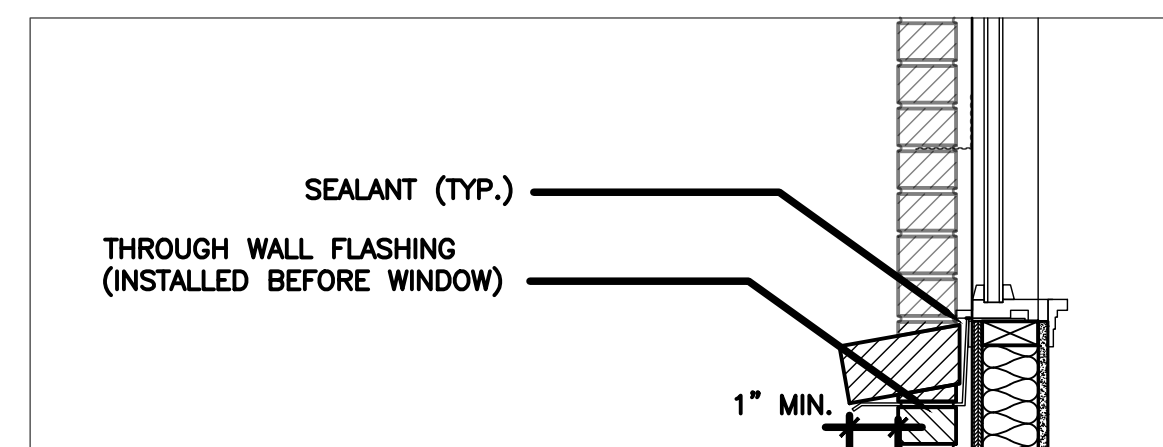
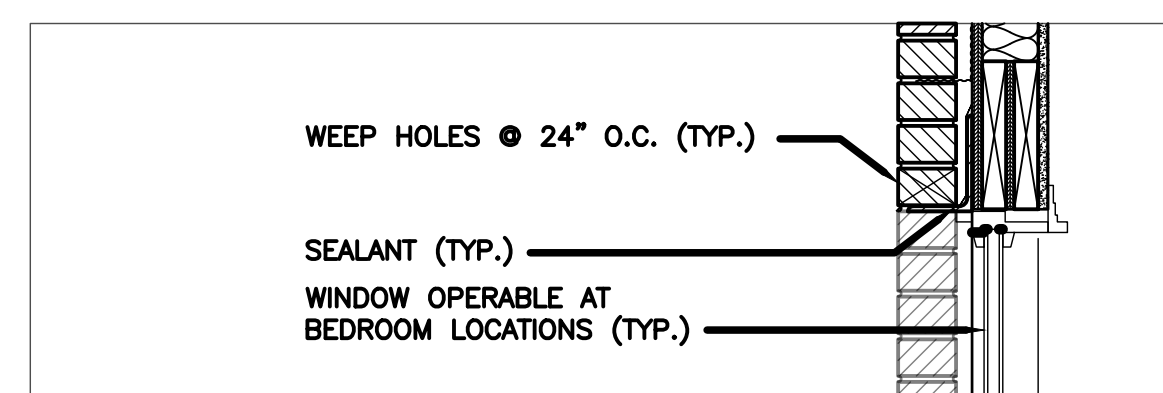
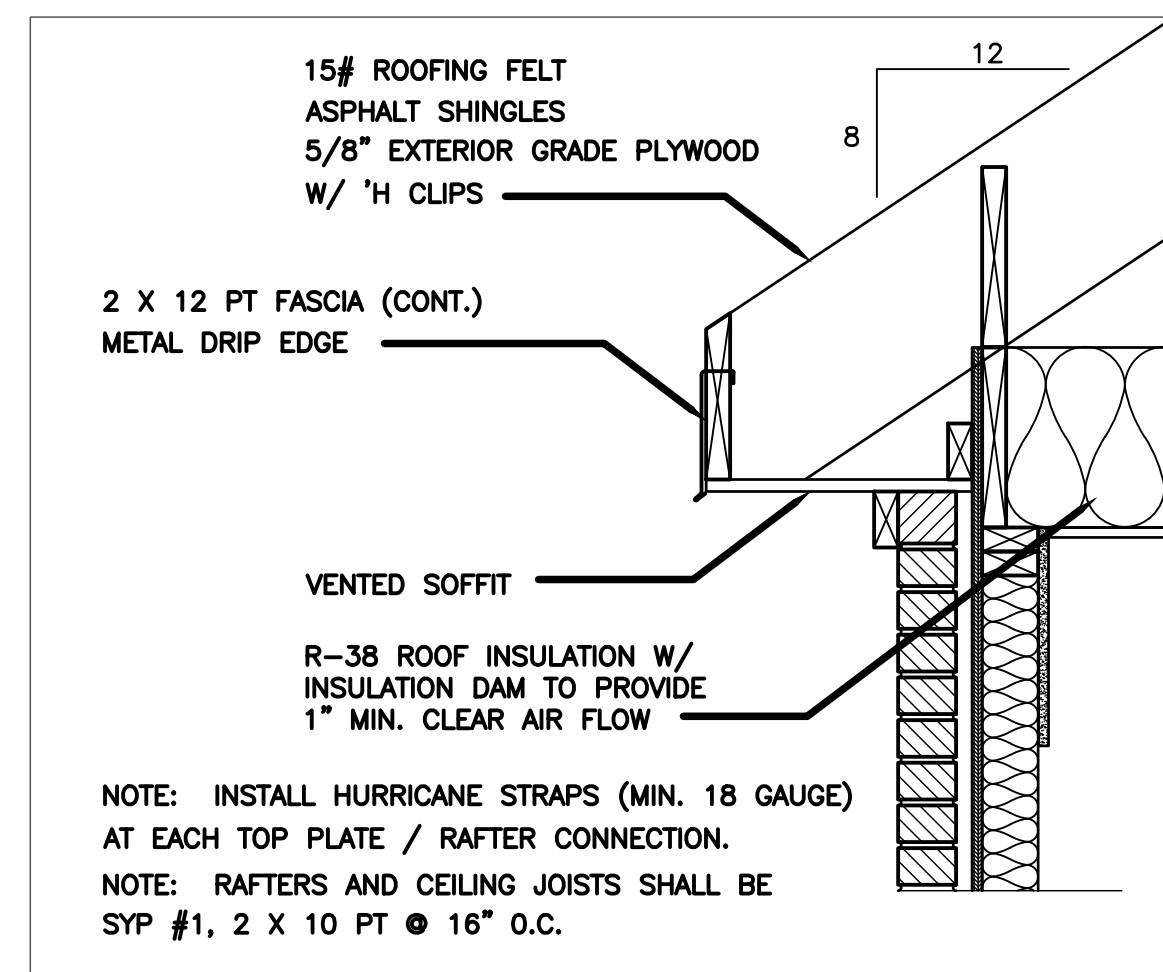
PARCEL ID: C0040633005  
 USE GROUP: R-5 (PROPOSED)  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: 3290 SF (TOTAL)  
 1713 SF (FOOTPRINT)

## ZONING INFORMATION

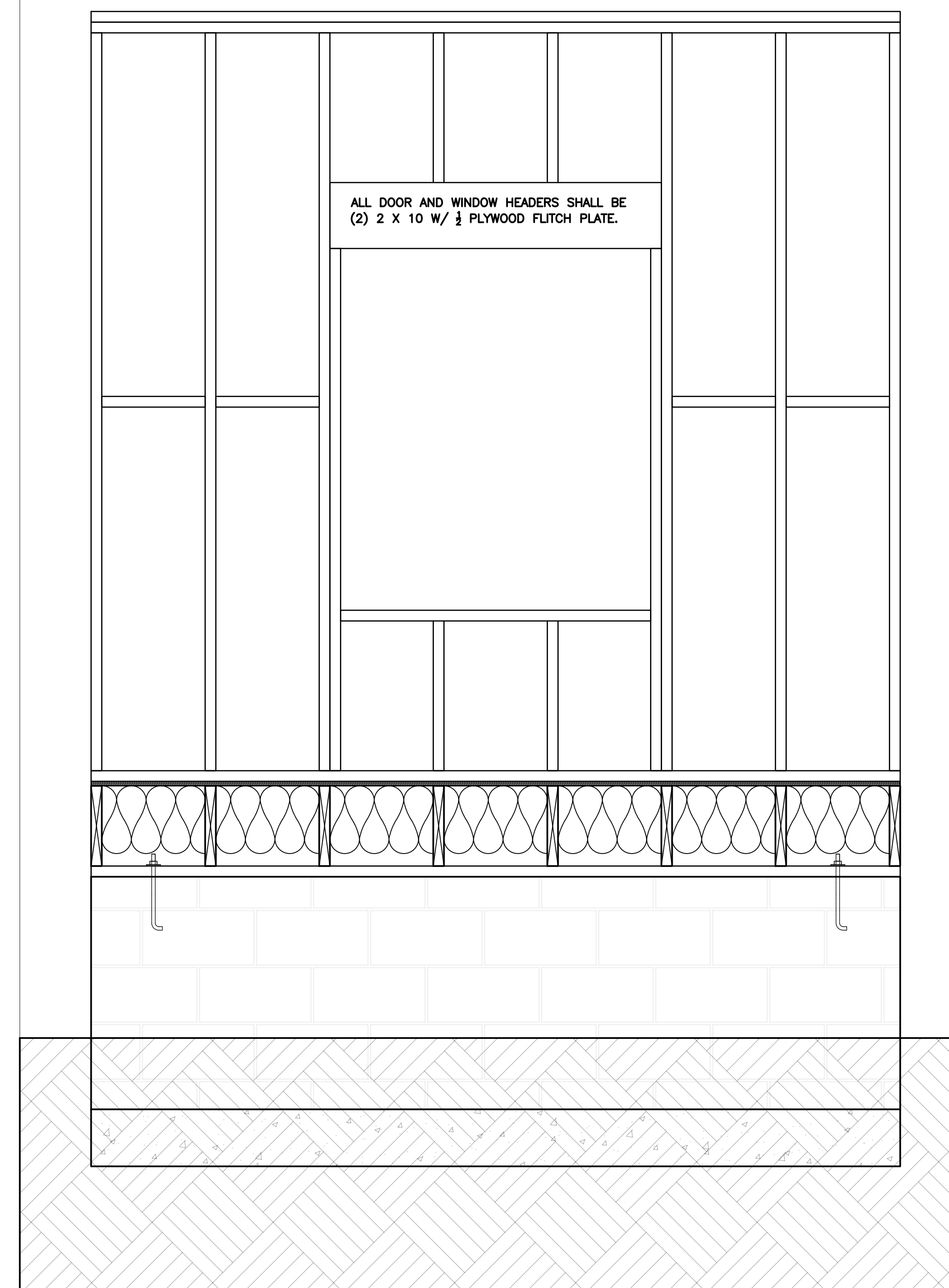
ZONING DISTRICT: R-2  
 PARCEL AREA: 13800 SF  
 BUILDING AREA: 1713 SF (FOOTPRINT)

## 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: --

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- THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT.

## 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

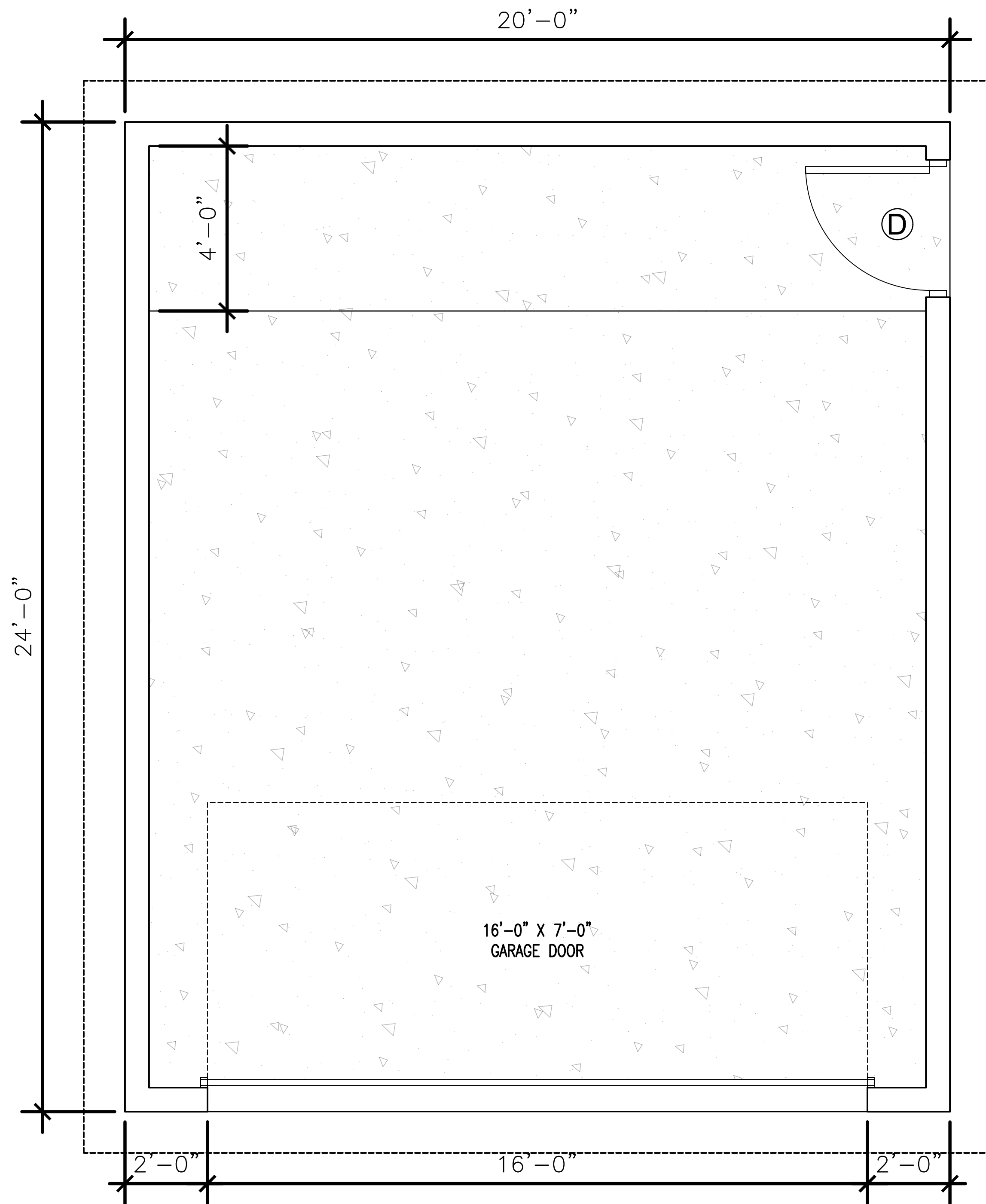
CONSTRUCTION OF NEW SINGLE FAMILY DETACHED HOME.

ADDRESS:  
 6209 FOREST HILL AVENUE  
 RICHMOND, VA 23225

OWNER:  
 ARAMIN

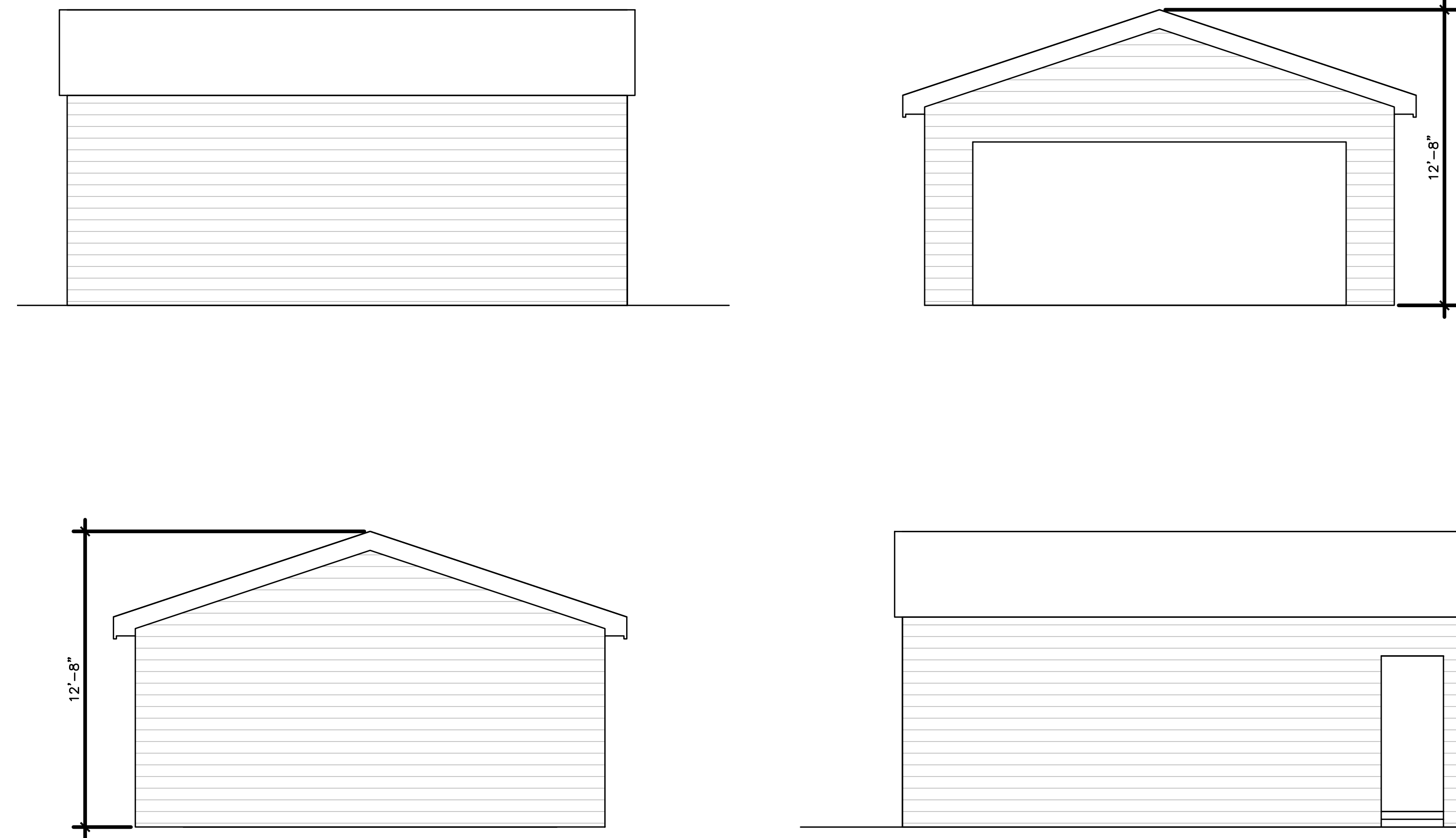
TITLE:  
 GARAGE (OPTIONAL)

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



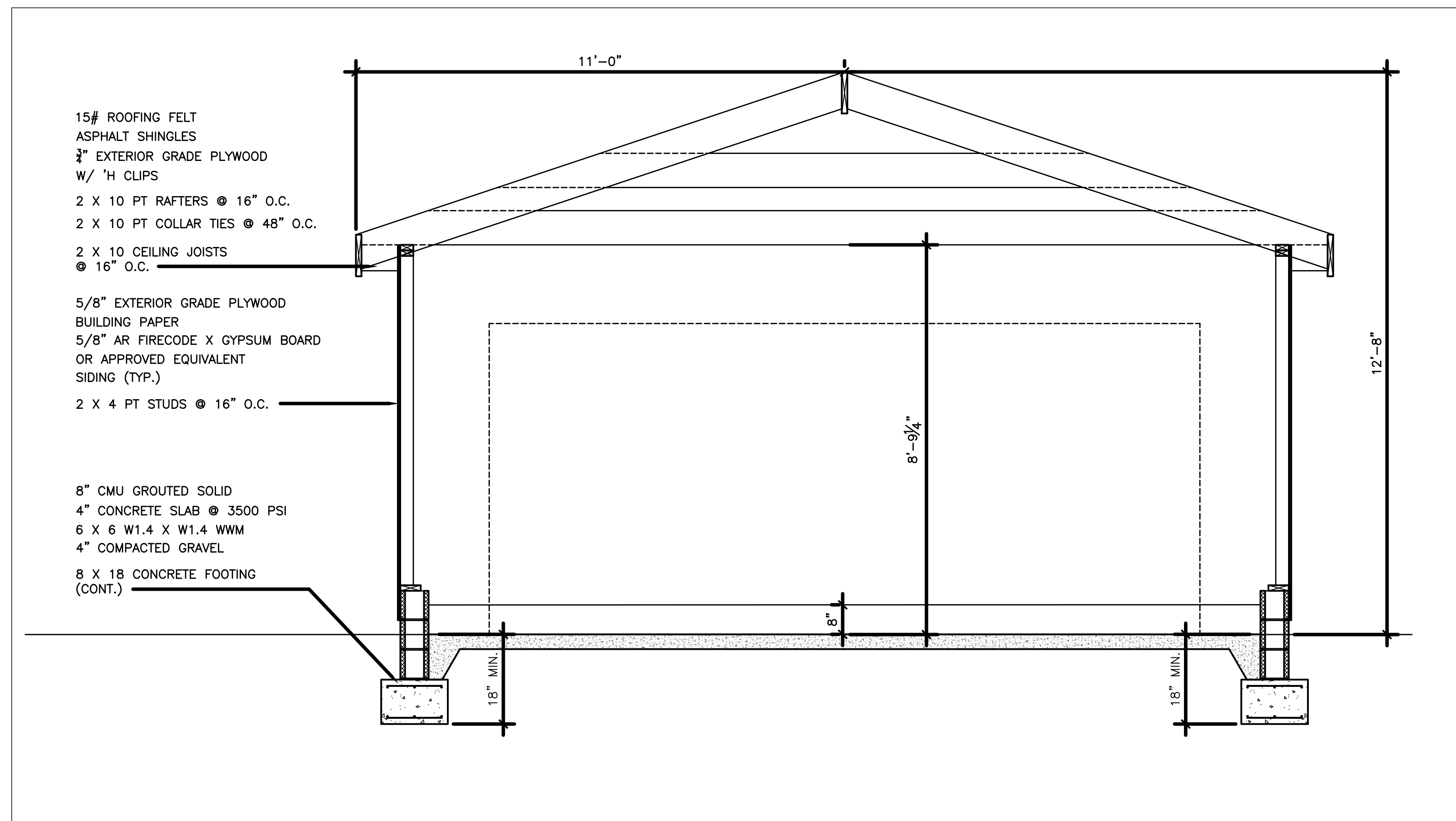
## GARAGE PLAN

SCALE 1/2" = 1'-0"



## GARAGE ELEVATIONS

SCALE 1/4" = 1'-0"



## GARAGE SECTION

SCALE 1/2" = 1'-0"

## 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.
- H. THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS. THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT.

## BUILDING INFORMATION

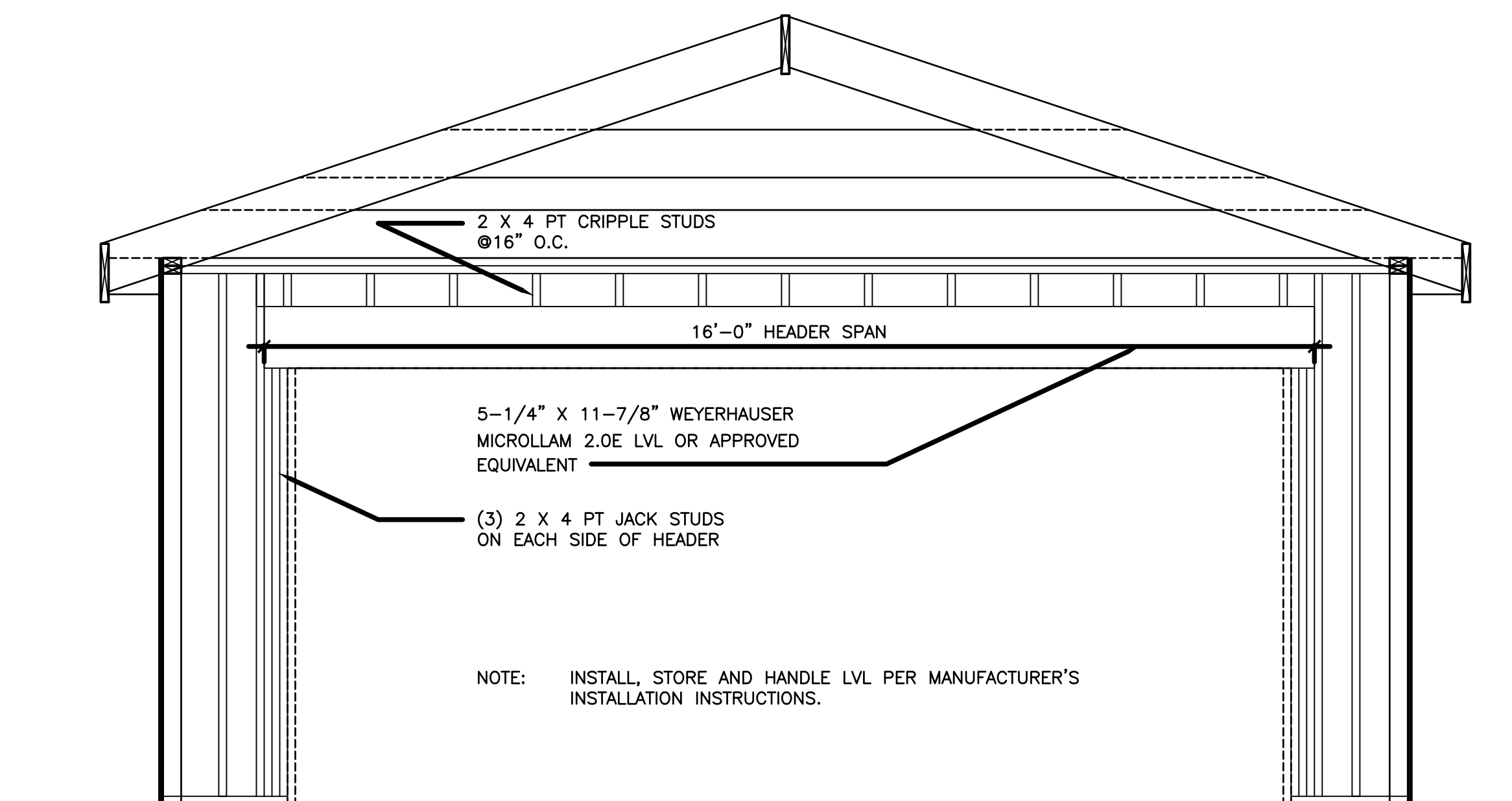
PARCEL ID: 00040633005  
USE GROUP: R-5 (PROPOSED)  
CONSTRUCTION TYPE: V-B  
BUILDING AREA: 3290 SF (TOTAL)  
1713 SF (FOOTPRINT)

## 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**

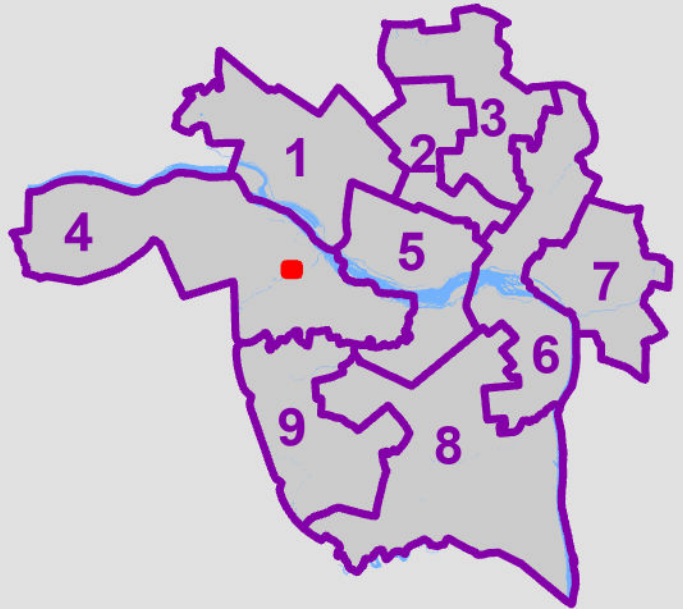
**Special Use Permit**

**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*

