



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ 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: \_\_\_\_\_

Existing Use: \_\_\_\_\_

### Proposed Use

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

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**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.**

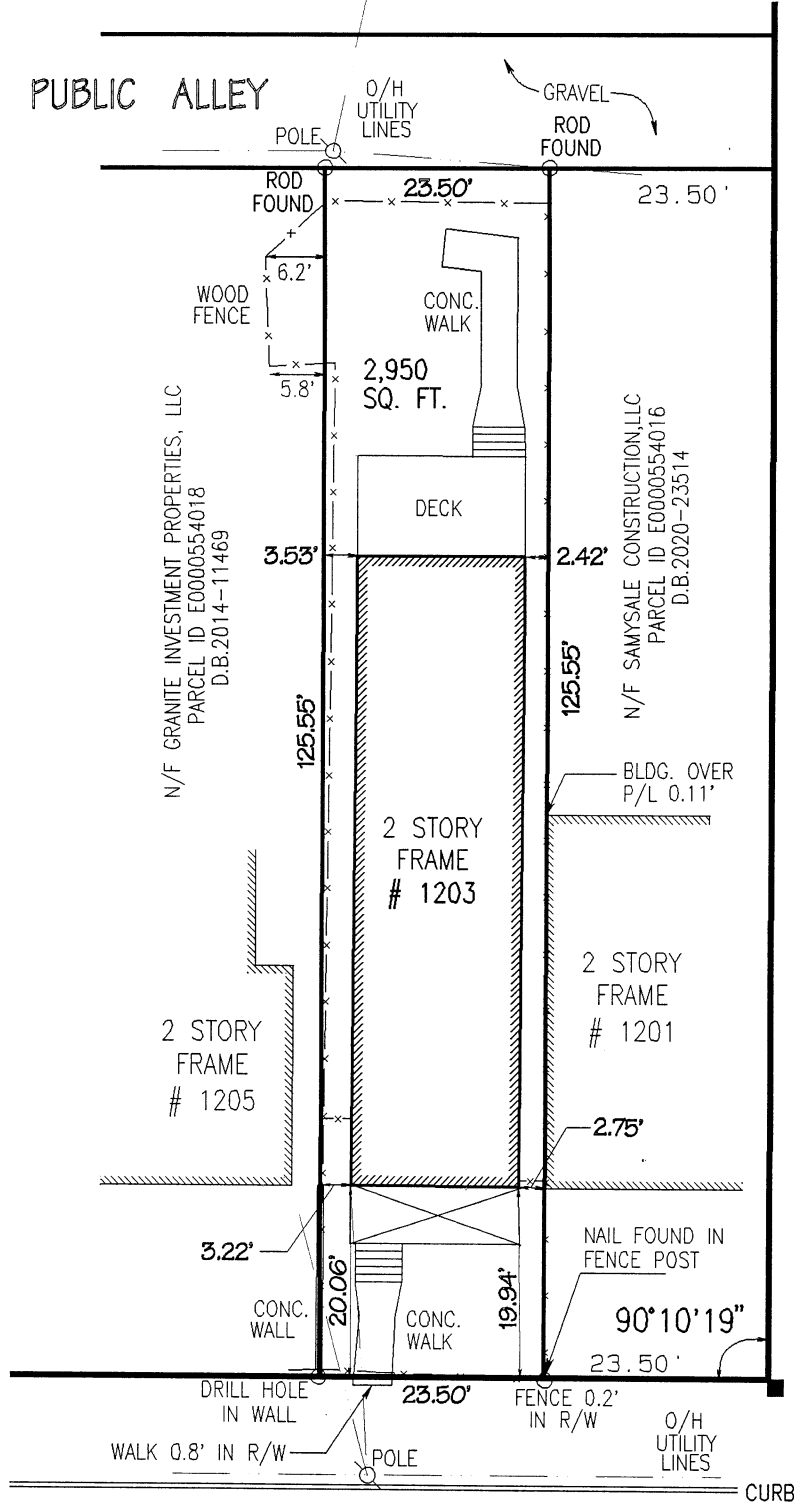
**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

This SUP is requested in order to correct a footing placement error for a single-family dwelling constructed at 1203 N 19<sup>th</sup> Street. The submitted site plan called for a three foot setback from each side property line. However, the as built survey showed that the eastern wall of the structure encroached into this setback, thus not meeting the lot feature requirement of the district. This encroachment necessitated the installation of fire rated windows in order to meet building code requirements. This work has been completed and I request a special use in order to satisfy zoning requirement.

This request meets all conditions for approval listed in the City Charter for the approval of special uses.

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS,CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): IHAB ARAMIN INST.#200012555 PARCEL ID E0000554017

14' PUBLIC ALLEY



N 19TH STREET

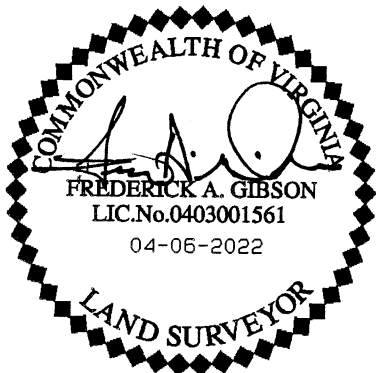
66' R/W

(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON 1203 N. 19TH STREET  
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 20'

THIS IS TO CERTIFY THAT ON APRIL 6, 2022, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

**LEGEND**  
○ = IRON ROD FOUND  
● = IRON ROD SET  
UNLESS OTHERWISE NOTED.  
PROJECT # 1809-04 M



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

**Special Use Permit**

**LOCATION:** 1203 North 19th St

**APPLICANT:** Ihab Aramin

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 1203 North 19th Street for the purpose of a single-family dwelling, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@richmondgov.com](mailto:matthew.ebinger@richmondgov.com)*

