



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/>

SUP-052364-2019

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: 1320 - 1322 N. 31 Street Date: 03/29/2019
Tax Map #: _____ Fee: _____
Total area of affected site in acres: 0.133

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

RECEIVED

APR 08 2019

Zoning

Current Zoning: R-6

Existing Use: EMPTY SITE

LAND USE ADMINISTRATION

Proposed Use

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

TWO FAMILY ATTACHED DWELLING

Existing Use: EMPTY SITE

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: Aramin Real Estate, LLC

Mailing Address: 2840 Braidwood Road

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 874-2197 Fax: ()

Email: ihab.aramin@yahoo.com

Property Owner: Aramin Real Estate, LLC

If Business Entity, name and title of authorized signee: Ihab Aramin

(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: [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)

March 29, 2019

To whom it may concern,

The property at 1320 – 1322 N. 31st Street exists as a vacant lot. The property east of the proposed lot is aged. Multiple areas west of the proposed lot is also vacant. Across the street, the properties are also aged or in states of disrepair. The proposed lot is irregularly shaped and has an encroachment from the property to the east. The lots over time have collected debris and garbage from pedestrians and vehicular traffic.



Figure 1: The proposed lot facing north

The proposed use is a two-family attached dwelling constructed using durable, quality materials. The construction mimics traditional Richmond features and incorporates a few modern characteristics. The new construction will help to revitalize the area, adding care and making use of a derelict lot.

The current challenge involves setbacks. This narrative serves as a request for exception. The width of the structure leaves slighter smaller setbacks, but the lot west of the structure is currently vacant with no signs of development. The proposed structure will not encroach on the adjacent lots or violate any other building code or zoning requirements.



Figure 2: The proposed lot facing west

The proposed use is a two-family attached dwelling constructed using durable, quality materials. The construction mimics traditional Richmond features and incorporates a few modern characteristics. The new construction will help to revitalize the area, adding care and making use of a derelict lot.

The current challenge involves setbacks. This narrative serves as a request for exception. The width of the structure leaves slighter smaller setbacks, but the lot west of the structure is currently vacant with no signs of development. The proposed structure will not encroach on the adjacent lots or violate any other building code or zoning requirements. The intent is to place a structure that assists in future development for this area of the City. We ask permission to make this development a reality.

Thank you for your time and consideration.