



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

1962

SUP-057/21-2019

**Project Name/Location**

Property Address: 2852 Hull Street  
Tax Map #: 50001222017 Fee: \$300.00  
Total area of affected site in acres: 0.119 Acres

Date: June 5, 2019

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

**Zoning**

Current Zoning: B-3

Existing Use: vacant

**Proposed Use**

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

Existing Use: vacant

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: \_\_\_\_\_

same

**Property Owner:**

Isaias Amaya Rivas  
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: 10018 ESTEPPE DR  
City: Manassas State: VA Zip Code: 20111  
Telephone: ( 202 ) 4093414 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: Muchito9mad@gmail.com

**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)

# Applicant's Report

As the owner of 2852 Hull St I am requesting that my property be granted the right to be a single family dwelling and also to rebuild an existing addition on the rear side of the property. The reconstruction trespasses 10% more of the Square Ft of the existing building. The house will be reinforced and provide with a better quality of living.

- a. The subject property will not be detrimental to the safety, health, morals and general welfare of the community.  
The house will be remodeled in accordance to the building permits and inspected to insure the property is in livable conditions. The property will provide a safe, healthy environment for the community. It will be home to a single family who will make the community more populated. The house will be kept in a safe, clean and responsible manner.
- b. The subject property will not create any kind of congestion in streets, roads or public ways. The house will have its own parking space. Since it will be considered a residential property it is well known that parking must be done only where it is accepted. The house is situated in a location that is not compromising any public roads or alleys.
- c. The subject property will not create hazards from fire, panic or other dangers. Remodeling and inhabiting this property will reduce the number of abandoned homes that is currently one of the issues in the neighborhood. By doing so the neighborhood will become more secure and current residents will feel more comfortable in their homes.
- d. The subject property will not cause overcrowding of land and an undue of concentration population. The home has already been built and there has not been an issue with overcrowding of land or population. When the project it's finished it will serve as a single family dwelling.
- e. The subject property will not affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. The location of the home is located across the street from convenience stores and other community buildings however it does not block or interfere in any of their pathways or roads.
- f. The subject property does not interfere with adequate light or air. Since the house is situated at the end of the street the lighting in the house will provide a safer path for neighbors to cross the street or walk at night. The landscape job will improve air quality and atmosphere.

Isaias Amaya Rivas

August 15, 2019