



Application for
Use Permit

OFFICE USE ONLY
Date Received:

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

Case Number: UP _____

1. PROPERTY INFORMATION

Address or Location 1531 E Pembroke Ave., Hampton, VA 23663

LRSN 12003420 Zoning District C-2

Current Land Use Vacant

Proposed Land Use Pawn Shop

The proposed use will be in: ☒ an existing building ☐ a new addition ☐ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Fordham Associates, L.L.P.

Address 4701 Columbus St, Ste 300 City Virginia Beach State VA Zip 23462

Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Shevan Sindy

Address 2000 Montpelier Pl. Apt 105 City Hamptonn State VA Zip 23666

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Gemmav Stokes @ Partners in Real Estate

Address 1701 Todds Ln. #120 City Hampton State VA Zip 23666

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Fordham Associates, L.L.P.

Signed by:

Name (printed) Lawrence Feder, Its (title) Manager Signature [Signature]

[Signature] Date 1/8/2026

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Supplemental Form (if required)

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

Narrative Statement for Conditional Use Permit

Proposed Business: Galaxy Pawn

Applicant: Shevan Sindy

Property Address: 1531 E. Pembroke, Hampton, Virginia 23663

1. Introduction & Business Purpose

This letter formally requests a Conditional Use Permit to operate a licensed pawnbroking establishment at 1531 E. Pembroke in Hampton. The proposed business, Galaxy Pawn, will function as a regulated financial services provider, offering small, short-term collateral loans and purchasing secondhand goods for resale, in strict compliance with Chapter 40 of the Virginia Code. This use is compatible with the existing commercial zoning and will serve as a regulated and responsible community resource.

2. Community Benefits & Compatibility

The establishment will provide a vital service to community members seeking immediate, short-term financial solutions. It will operate during consistent, posted hours (Monday through Saturday, 10:00 AM to 6:00 PM), ensuring predictability for neighbors and boosting the district's commercial activity. The business will adhere to all security and operational best practices to ensure a safe and professional environment.

3. Operations & Compliance Plan

To mitigate potential impacts and ensure lawful operation, Galaxy Pawn will implement the following measures:

- **Hours of Operation:** Business will be conducted during the posted hours of Monday through Saturday, 10:00 AM to 6:00 PM. The premises will be secured and closed outside of these times.
- **Firearms Policy:** In the interest of public safety and to align with community values, this establishment will not accept, pawn, or sell firearms of any kind.
- **Virginia Pawnbroker Compliance:**
 - Obtain a valid local license and a state-mandated bond.
 - Maintain meticulous electronic transaction records, including digital customer identification and item descriptions, as required by § 54.1-4008, and make them available to law enforcement upon request.
 - Charge only the interest and fees permitted by Virginia law (§ 54.1-4007) and provide detailed transaction tickets to all customers.

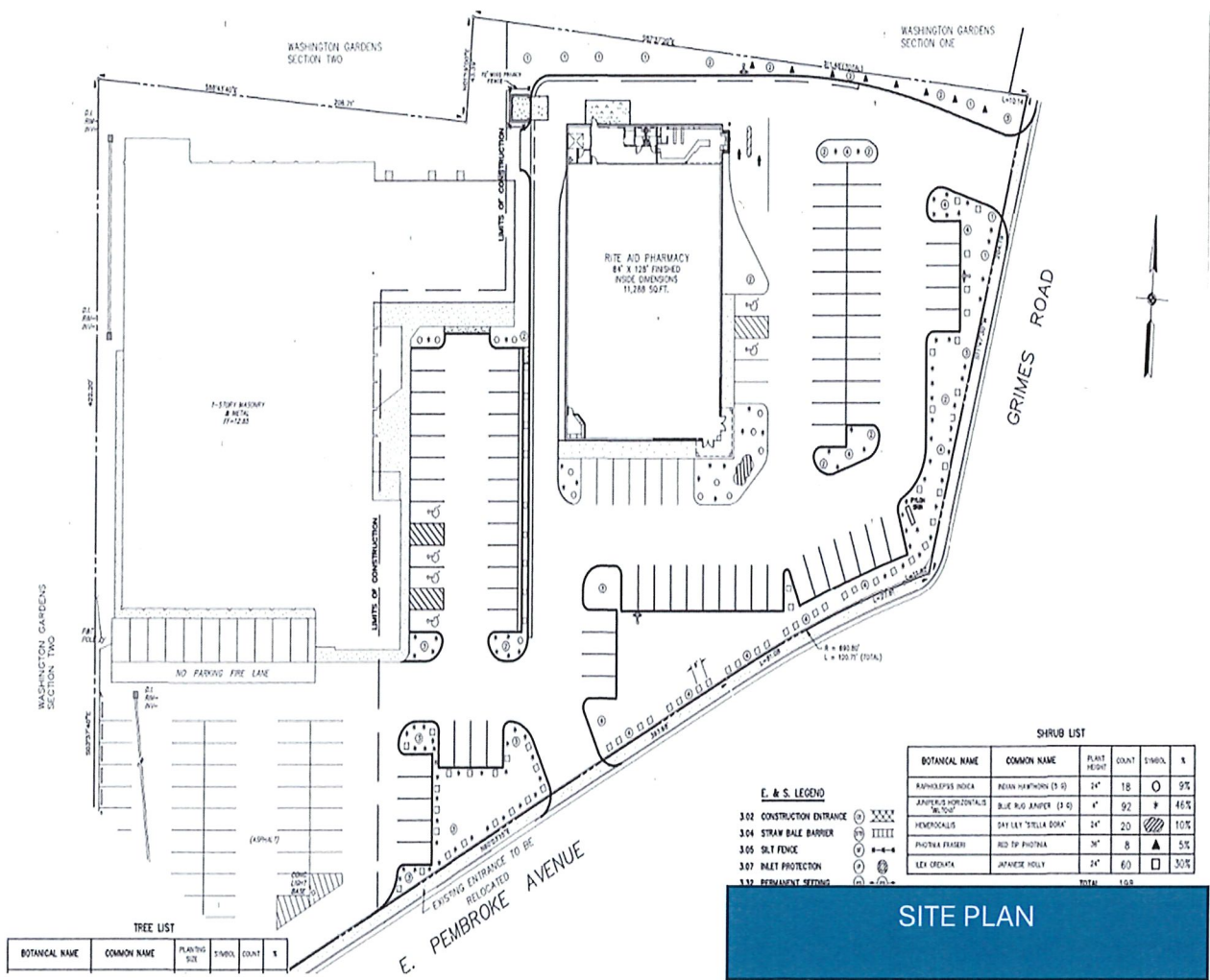
- Hold all pledged items for the minimum 30-day period, plus a grace period, before offering them for sale, as mandated by § 54.1-4006.

4. Conclusion

Galaxy Pawn is committed to being a transparent, law-abiding, and positive addition to the Hampton business community. We believe our detailed operational plan demonstrates a thorough understanding of state regulations and a strong commitment to responsible business practices. We respectfully request the approval of this Conditional Use Permit.

SITE PLAN

1519-1533 E PEMBROKE AVE



Proposed floor plan
1531 E. Pembroke Ave., Hampton, VA 23663

