

# ***Henrico County Board of Zoning Appeals***

## ***Thursday, December 16, 1999***

**UP-045-99**                 Tuckahoe                                 **approved**  
COUNTRY CLUB OF VIRGINIA, INC. requests a conditional use permit pursuant to Section 24-12(b) to reconstruct the parking lots and clubhouse at 709 Gaskins Road (Parcels 123-A-24A and -24B), zoned R-0, One-family Residence District (Tuckahoe).

**A -161-99**                 Varina   **approved**  
LYDIA S. HESTER requests a variance from Section 24-95(i)(2) to build an addition at 2730 Fawnwick Drive (Lyn-Juan Acres) (Parcel 226-2-E-8), zoned A-1, Agricultural District (Varina). The accessory structure location requirement is not met. The applicant has an accessory structure in the side yard where the Code allows an accessory structure in the rear yard. The applicant requests a variance to allow an accessory structure in the side yard.

**A -160-99**                 Varina   **approved**  
VIRGINIA V. THROCKMORTON requests a variance from Section 24- 9 to build a dwelling at 7756 Osborne Turnpike (Parcel 224-A-86 (part)), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicant has 0 feet public street frontage where the Code requires 50 feet public street frontage. The applicant requests a variance of 50 feet public street frontage.

**A -159-99**                 Tuckahoe                                     **approved**  
STEVEN MIDDLETON requests a variance from Section 24- 9 to build a single family home at 9744 Old Dell Trace (Kingsbridge) (Parcel 110-3-A-15), zoned R-0, One-family Residence District (Tuckahoe). The public street frontage requirement is not met. The applicant has 0 feet public street frontage where the Code requires 50 feet public street frontage. The applicant requests a variance of 50 feet public street frontage.

**A -158-99**                 Three Chopt                                     **approved**  
CAROLYN G. H. BUTLER requests a variance from Section 24-43(a) to build a screened porch at 12717 Storrow Road (Northbrooke) (Parcel 45-14-B-33), zoned RTH, Residential Townhouse District (Three Chopt). The rear yard setback is not met. The applicant has 31 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

**A -157-99** Brookland **approved**  
RICHMOND ASSETS, L.L.C. requests a variance from Section 24-96(b)(12) to provide less parking than required at 1970 East Parham Road (Parcel 52-A-5), zoned O-2C, Office District (Conditional) (Brookland). The required number of parking spaces is not met. The applicant has 270 parking spaces where the Code requires 367 parking spaces. The applicant requests a variance of 97 parking spaces.

**A -156-99** Tuckahoe **approved**  
COUNTRY CLUB OF VIRGINIA, INC. requests a variance from Sections 24-96(c) and (a) to reconstruct the parking lots at 709 Gaskins Road (Parcels 123-A-24A and -24B), zoned R-0, One-family Residence District (Tuckahoe). The parking lot location requirement and parking lot location requirement are not met. The applicant has off-site parking and parking in the front yard where the Code permits on-site parking and parking in the rear yard. The applicant requests a variance to allow off-site parking and parking in the front yard.

**A -155-99** Three Chopt **approved**  
SHADY GROVE UNITED METHODIST CHURCH requests a variance from Section 24-94 to place two modular buildings in the side yard at 4825 Pouncey Tract Road (Parcels 26-A-20A and -21A), zoned A-1, Agricultural District (Three Chopt). The least side yard setback is not met. The applicant has 6 feet minimum side yard setback where the Code requires 40 feet minimum side yard setback. The applicant requests a variance of 34 feet minimum side yard setback.

**A -154-99** Varina **approved**  
WILLIAM PRICE HAYNES requests a variance from Sections 24-94 and 24- 9 to construct a single family home at 3476 Darbytown Road (Parcel 216-A-106C), zoned A-1, Agricultural District (Varina). The lot width requirement and public street frontage requirement are not met. The applicant has 19.73 feet lot width and 19.73 feet public street frontage where the Code requires 150 feet lot width and 50 feet public street frontage. The applicant requests a variance of 130.27 feet lot width and 30.27 feet public street frontage.

**A -153-99** Tuckahoe **deferred**  
HARRY L. BOWEN requests a variance from Section 24-41(e) to construct a Florida room on the existing deck at 12013 Heiber Court (Worthington Hills) (Parcel 56-10-B-5), zoned R-5C, General Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 20 feet rear yard setback where the Code requires 30 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

**A -152-99**

Fairfield

**approved**

MELANI BROTHERS, INC. requests a variance from Section 24-94 to construct a 10 foot x 15 foot sunroom at 8372 Cardova Court (Northfield) (Parcel 64-2-C-26), zoned R-2, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 42 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 3 feet rear yard setback.

**A -151-99**

Fairfield

**approved**

TRINITY BAPTIST CHURCH requests a variance from Section 24-94 to build a church at 3601 Dill Road (Parcel 128-A-1A), zoned M-2, General Industrial District and R-4, One-family Residence District (Fairfield). The building height and height requirement are not met. The applicant has 65 feet in height and 4 stories where the Code permits 45 feet in height and 2.5 stories. The applicant requests a variance of 20 feet in height and 1.5 stories.

**A -162-99**

Brookland

**denied**

LATANE D. BAKER requests a variance from Section 24-95(b)(3) to build a one-family dwelling at 8234 Rambler Drive (Valentine Hills) (Parcel 62-7-B-5), zoned R-2, One-family Residence District (Brookland). The total lot area requirement is not met. The applicant has 10,275.7 square feet total lot area where the Code requires 11,000 square feet total lot area. The applicant requests a variance of 724.3 square feet total lot area.