

Henrico County Board of Zoning Appeals

Thursday, June 28, 2001

A -086-01 Fairfield

denied

KFC/TACO BELL requests a variance from Section 24-104(l)(5) to build a second freestanding sign, 150 square feet, at 8340 Brook Road (Hungary Brook SC) (Parcel 63-15-A-2), zoned B-3, Business District (Fairfield). The maximum number of signs and sign area requirement are not met. The applicant proposes a second freestanding sign, 150 square feet in area, where the Code allows one free-standing sign, 100 square feet in area per shopping center. The applicant requests a variance of one additional freestanding sign and 50 square feet of sign area.

UP-018-01 Fairfield

approved

MOUNT OLIVE BAPTIST CHURCH requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to use a trailer for classroom and meeting space at 8775 Mt. Olive Avenue (Parcel 52-A-72), zoned R-3, One-family Residence District (Fairfield).

A -094-01 Brookland

approved

JANET R. PARHAM requests a variance from Section 24-94 to build an addition at 2900 Dillard Drive (Deer Springs) (Parcel 31-12-B-1), zoned R-2AC, One-family Residence District (Conditional) (Brookland). The rear yard setback is not met. The applicant has 30 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 15 feet rear yard setback.

A -087-01 Three Chopt

approved

HHHUNT WYNDHAM DEVELOPMENT CORP. requests a variance from Section 24-94 to build a single-family dwelling at 5536 Holman Drive (Wyndham Forest) (Parcel 10-6-D-8), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The lot width requirement is not met. The applicant has 76.49 feet lot width, where the Code requires 80 feet lot width. The applicant requests a variance of 3.51 feet lot width.

A -088-01 Three Chopt

approved

HHHUNT WYNDHAM DEVELOPMENT CORP. requests a variance from Section 24-94 to build a single-family dwelling at 5532 Holman Drive (Wyndham Forest) (Parcel 10-6-D-9), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The lot width requirement is not met. The applicant has 73.61 feet lot width, where the Code requires 80 feet lot width. The applicant requests a variance of 6.39 feet lot width.

A -089-01 Three Chopt **approved**
AUSTIN HAMLIN HOMES requests a variance from Section 24-94 to build a single-family dwelling at 5540 Holman Drive (Wyndham Forest) (Parcel 10-6-D-7), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The lot width requirement is not met. The applicant has 79.13 feet lot width, where the Code requires 80 feet lot width. The applicant requests a variance of 0.87 feet lot width.

A -092-01 Three Chopt **approved**
J. R. WALKER & CO. requests a variance from Section 24-94 to allow the existing dwelling to remain at 12160 Morestead Court (Preston at Wyndham) (Parcel 1-3-A-48), zoned R-4, One-family Residence District (Three Chopt). The least side yard setback is not met. The applicant has 9.79 feet minimum side yard setback, where the Code requires 10.00 feet minimum side yard setback. The applicant requests a variance of 0.21 feet minimum side yard setback.

A -090-01 Three Chopt **approved**
KIMBERLY S. MAGNANO requests a variance from Section 24-94 to build a screened porch at 12352 Morning Creek Road (Morning Creek at Millstone) (Parcel 9-14-E-23), zoned R-2C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 44 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 1 foot rear yard setback.

A -082-01 Three Chopt **approved**
NATHAN D. ZASLER requests a variance from Sections 24-95(i)(2) and 24-94 to allow the existing dwelling, pool and shed at 13458 North Gayton Road (Tree of Life) (Parcel 45-15-A-1 (part)), zoned A-1, Agricultural District (Three Chopt). The accessory structure location requirement and rear yard setback are not met. The applicant has 45.75 feet rear yard setback, 1.0 foot accessory building setback and a pool and shed in the side yard, where the Code requires 50 feet rear yard setback and 3.0 feet accessory structure setback, and allows accessory structures in the rear yard. The applicant requests a variance of 4.25 feet rear yard setback and 2.0 feet accessory structure setback, and accessory structures in the side yard.

A -091-01 Three Chopt **approved**
JOHN AND ANN KENT request a variance from Section 24-94 to build a screened porch at 2800 Woodmark Court (Woodmark) (Parcel 46-3-B-21), zoned R-3AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 27 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 8 feet rear yard setback.

A -085-01 Three Chopt **approved**
TIMOTHY J. AND BRENDA DOLAN request a variance from Section 24-95(i)(2) to build an in-ground swimming pool at 11500 Bridgetender Drive (Barrington) (Parcel 47-6-B-19), zoned R-5C, General Residence District (Conditional) (Three Chopt). The accessory structure location requirement is not met. The applicants propose an in-ground pool in the side yard, where the Code allows accessory structures in the rear yard.

UP-019-01 Fairfield **approved**
ABUNDANT LIFE CHURCH OF CHRIST requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to use a trailer for classroom space at 3300 Neale Street (Parcel 119-A-8D), zoned A-1, Agricultural District (Fairfield).

A -093-01 Fairfield **deferred**
ROY CRAIG HART requests a variance from Section 24-94 to allow two carports to remain & build an addition at 5202 Antigo Road (Hechler Village) (Parcel 147-9-BB-35), zoned R-3, One-family Residence District (Fairfield). The least side yard setback and total side yard setback are not met. The applicant has 4 feet minimum side yard setback and 9 feet total side yard setback, where the Code requires 12 feet minimum side yard setback and 30 feet total side yard setback. The applicant requests variances of 8 feet minimum side yard setback and 21 feet total side yard setback.

A -083-01 Varina **denied**
LOIS MCGUIRE DURRETTE requests a variance from Section 24-95(i)(2) to build a detached garage at 1050 Kukymuth Road (Parcel 191-A-20), zoned A-1, Agricultural District (Varina). The accessory structure location requirement is not met. The applicant proposes a detached garage in the front yard, where the Code allows accessory structures in the rear yard.

UP-021-01 Varina **approved**
VULCAN CONSTRUCTION MATERIALS, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 4721 Curles Neck Road (Parcel 270-A-1), zoned A-1, Agricultural District (Varina).

A -077-01 Three Chopt **approved**
GARY AND LIMOR SCHWAM request a variance from Section 24-94 to build an addition at 13116 Trinity Place (Ridgemere at Wellesley) (Parcel 46-1-A-20), zoned R-4AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 32 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 3 feet rear yard setback.

UP-020-01 Varina **approved**
EASTERN HENRICO RURITAN CLUB requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a turkey shoot at 3812 Nine Mile Road

(Parcel 146-A-18 (part)), zoned A-1, Agricultural District (Varina).

A -081-01 Varina

approved

BRIAN W. RATLIEF requests a variance from Section 24- 9 to build a single family dwelling at 2083 Kenyl Knoll Lane (Parcel 233-A-3), 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.