

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

***Thursday, March 22, 2001***

**A -021-01**

Varina

**deferred**

CAREY OAKLEY requests a variance from Section 24-95(b)(6) to build a single family home at 21 North Elm Avenue (Highland Springs) (Parcel 148-10-E-27 (part)), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 1,000 square feet total lot area.

**A -022-01**

Varina

**deferred**

CAREY OAKLEY requests a variance from Section 24-95(b)(6) to build a single family home at 23 North Elm Avenue (Highland Springs) (Parcel 148-10-E-27 (part)), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 1,000 square feet total lot area.

**A -033-01**

Tuckahoe

**approved**

VERNON C. PLACK requests a variance from Section 24-94 to build an addition at 831 Arlington Circle (University Heights) (Parcel 101-10-A-J), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant has 7.85 feet minimum side yard setback and 17.60 feet total side yard setback, where the Code requires 10.0 feet minimum side yard setback and 30.0 feet total side yard setback. The applicant requests variances of 2.15 feet minimum side yard setback and 12.4 feet total side yard setback.

**A -030-01**

Tuckahoe

**approved**

KAY P. WILLIAMS requests a variance from Section 24-95(i)(2) to build a shed at 402 Beechwood Drive (Westham) (Parcel 113-9-9-24), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement is not met. The applicant has a detached shed in the side yard, where the Code requires detached structures to be located in the rear yard. The applicant requests a variance to build a detached shed to replace an existing one in the side yard.

**A -029-01**

Tuckahoe

**approved**

BARON WRIGHT requests a variance from Section 24-95(c)4 to build a covered front porch at 1013 Westham Parkway (Westhampton Hills) (Parcel 101-26-D-14), zoned R-3, One-family Residence District (Tuckahoe). The front yard setback is not met. The applicant has 29.3 feet front yard setback, where the Code requires 35.0 feet front

yard setback. The applicant requests a variance of 5.7 feet front yard setback.

**A -037-01** Three Chopt **approved**  
STEPHEN PADRAIC BAXTER requests a variance from Section 24-95(q)(5) to build an attached garage at 11417 Ivy Home Place (Windsor Place West) (Parcel 57-17-B-8), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 19 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 16 feet rear yard setback.

**A -032-01** Tuckahoe **approved**  
LAURA AND CARL SCHWERTZ request a variance from Section 24-94 to build an addition at 3318 Horselydown Court (Foxhall) (Parcel 35-1-A-37), zoned R-2AC, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicants have 28 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicants request a variance of 17 feet rear yard setback.

**A -028-01** Fairfield **approved**  
DONALD W. ATKINSON requests a variance from Section 24-95(d)(3) to build a single family home at 404 Willomett Avenue (Chamberlayne Estates) (Parcel 96-2-10-6), zoned R-4, One-family Residence District (Fairfield). The total lot area requirement is not met. The applicant has 7,793.4 square feet of total lot area, where the Code requires 8,000.0 square feet of total lot area. The applicant requests a variance of 206.6 square feet of total lot area.

**A -020-01** Tuckahoe **approved**  
KELLIE L. MURPHY requests a variance from Section 24-95(c)(1) to build a garage and storage shed at 8808 Bellefonte Road (Bellefonte) (Parcel 100-5-B-10), zoned R-2, One-family Residence District (Tuckahoe). The total side yard setback is not met. The applicant has 31.85 feet total side yard setback, where the Code requires 34.50 feet total side yard setback. The applicant requests a variance of 2.65 feet total side yard setback.

**A -039-01** Brookland **approved**  
RICHARD AND LAURA POMFREY request a variance from Section 24-95(c)(1) to allow an existing home to remain at 2415 Irisdale Avenue (Hermitage Park) (Parcel 83-18-13-1 (part)), zoned R-4, One-family Residence District (Brookland). The least side yard setback is not met. The applicant has 6.8 feet total side yard setback, where the Code requires 7 feet total side yard setback. The applicant requests a variance of 0.2 feet total side yard setback.

**A -034-01** Brookland **approved**  
AMBER D. SMITH requests a variance from Sections 24-95(i)(2)d and 24-95(c)(4) to build a carport and an addition to the porch at 2501 Burnley Avenue (Elmay Crest) (Parcel 83-11-G-1), zoned R-4, One-family Residence District (Brookland). The

accessory structure setback and front yard setback are not met. The applicant has 15.55 feet front yard setback and 2 feet accessory structure setback, where the Code requires 35.00 feet front yard setback and 3 feet accessory structure setback. The applicant requests variances of 19.45 feet front yard setback and 1 foot accessory structure setback.

**UP-004-01** Tuckahoe **approved**

WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate two storage trailers at 401 North Parham Road (Parcel 112-A-52), zoned R-1, One-family Residence District (Tuckahoe).

**UP-005-01** Varina **approved**

JOHN W. WARRINER, IV requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 8381 Warriner Road (Parcel 254-A-5), zoned A-1, Agricultural District (Varina).

**A -038-01** Brookland **approved**

RICHARD AND LAURA POMFREY request a variance from Section 24-95(b)(6) to build a single family home at 2417 Irisdale Avenue (Hermitage Park) (Parcel 83-18-13-1 (part)), zoned R-4, One-family Residence District (Brookland). The lot width requirement is not met. The applicant has 47.87 feet lot width, where the Code requires 50 feet lot width. The applicant requests a variance of 2.13 feet lot width.

**A -026-01** Varina **approved**

THERESA FAISON requests a variance from Sections 24-94 and 24- 9 to build a single family home at 5490 Darbytown Road (Parcels 241-A-30 (part), 33 and 35A (part)), zoned A-1, Agricultural District (Varina). The lot width requirement and public street frontage requirement are not met. The applicant has 30 feet lot width and 30 feet public road frontage, where the Code requires 150 feet lot width and 50 feet public road frontage. The applicant requests variances of 120 feet lot width and 20 feet public road frontage.

**A -025-01** Tuckahoe **approved**

JOHN R. AND NATALIE N. CONGDON request a variance from Sections 24-95(k) and 24-94 to allow an existing house to remain at 109 Walsing Drive (Dorset Woods) (Parcel 111-11-B-8), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback and rear yard setback are not met. The applicants have 4.6 feet minimum side yard setback and 35.4 feet rear yard setback, where the Code requires 20 feet minimum side yard setback and 50 feet rear yard setback. The applicants request variances of 15.4 feet minimum side yard setback and 14.6 feet rear yard setback.

**A -031-01** Varina **approved**

BARBARA P. PALMER requests a variance from Section 24-94 to build a single family home at 912 Dabbs House Road (Parcel 140-A-36A), zoned A-1, Agricultural

District (Varina). The total lot area requirement is not met. The applicant has 0.75 acre total lot area, where the Code requires 1.00 acre total lot area. The applicant requests a variance of 0.25 acre total lot area requirement.

**A -036-01** Three Chopt **approved**  
ROBERT DAVIS AND MARIA ANDERSON-DAVIS request a variance from Section 24-94 to build a single family home at 5130 Springfield Road (Parcel 29-A-4A), zoned A-1, Agricultural District (Three Chopt). The lot width requirement, least side yard setback, and total side yard setback are not met. The applicants have 118 feet lot width, 15.75 feet minimum side yard setback, and 31.55 feet total side yard setback, where the Code requires 150 feet lot width, 20 feet minimum side yard setback, and 50 feet total side yard setback. The applicants request variances of 32 feet lot width, 4.25 feet minimum side yard setback, and 18.45 feet total side yard setback.

**UP-009-01** Varina **approved**  
W. C. ENGLISH, INC. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place 5 camping trailers in construction area at 1854 New Market Road (Parcel 214-A-79), zoned A-1, Agricultural District (Varina).

**A -040-01** Varina **approved**  
ANGELA HAMLETT requests a variance from Section 24-95(c)(4) to build an addition and allow a home to remain at 1 West Beal Street (Highland Springs) (Parcel 148-7-C-1A), zoned R-4, One-family Residence District (Varina). The front yard setback is not met. The applicant has 14 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 21 feet front yard setback.

**A -042-01** Varina **approved**  
THERESA KICHTA requests a variance from Section 24- 9 to build a one family home at 7492 Doran Road (Parcel 227-A-5B), 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.

**UP-006-01** Brookland **denied**  
W. E. ALDRIDGE requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to split and sell firewood at 4515 Wistar Road (Parcel 70-A-78), zoned R-3, One-family Residence District (Brookland).

**UP-007-01** Three Chopt **approved**  
GRACE COMMUNITY BAPTIST CHURCH requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate classroom trailers at 2400 Pump Road (Parcel 66-A-7A), zoned A-1, Agricultural District (Three Chopt).

**UP-008-01**

Fairfield

**approved**

RCTC WHOLESALE CORP D/B/A ALLTEL requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a "Cell on Wheels" at 625 East Laburnum Avenue (Highland Gardens) (Parcel 106-11-F-14), zoned B-1, Business District (Fairfield).

**A -035-01**

Varina

**approved**

SAMUEL T. DOWDY, JR. requests a variance from Sections 24-95(i)(2)f. and 24- 9 to build a single family home at 8286 Turner Road (Parcel 250-A-33 (part)), zoned A-1, Agricultural District (Varina). The accessory structure location requirement and public street frontage requirement are not met. The applicant has 0.00 feet public road frontage and a pool in the side yard, where the Code requires 50 feet public road frontage and allows a pool in the rear yard. The applicant requests a variance of 50 feet public road frontage and an accessory structure in the side yard.