

Henrico County Board of Zoning Appeals

Thursday, May 24, 2001

A -074-01 Brookland **approved**
FRANK A. BLILEY IV requests a variance from Section 24-94 to build a single-family dwelling at 8002 Hermitage Road (Parcel 71-A-103), zoned R-3, One-family Residence District (Brookland). The lot width requirement is not met. The applicant has 50 feet of lot width, where the Code requires 100 feet of lot width. The applicant requests a variance of 50 feet of lot width.

A -064-01 Brookland **approved**
CARL E. WALKER, SR. requests a variance from Section 24-95(c)(4) to build a covered front porch at 7813 Dalmain Drive (Woodland Hills) (Parcel 72-4-A-16), zoned R-4, One-family Residence District (Brookland). The front yard setback is not met. The applicant has 32.67 feet front yard setback, where the Code requires 35.00 feet front yard setback. The applicant requests a variance of 2.33 feet front yard setback.

UP-015-01 Brookland **approved**
C. EDWIN WEEKS requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a portable retail building at 2314 Hungary Road (Parcel 51-A-66), zoned B-2C, Business District (Conditional) (Brookland).

UP-016-01 Fairfield **approved**
VERIZON VIRGINIA, INC. requests a conditional use permit pursuant to Section 24-12(c) to expand an existing telephone switching station at 1110 New York Avenue (Biltmore) (Parcels 43-2-9-1 and -3), zoned R-4, One-family Residence District (Fairfield).

A -080-01 Fairfield **approved**
VERIZON VIRGINIA, INC. requests a variance from Sections 24-106.2(e)(4), 24-94 and 24-96(c) to expand an existing switching station at 1110 New York Avenue (Biltmore) (Parcels 43-2-9-1 and -3), zoned R-4, One-family Residence District (Fairfield). The parking lot landscape strip requirement, least side yard setback, parking lot location requirement, and rear yard setback are not met. The applicant proposes 5.00 feet landscape strip width, 6.07 feet minimum side yard setback, 23.90 feet rear yard setback, and a parking lot in the front yard, where the Code requires 20.00 feet minimum side yard setback, 40.00 feet minimum rear yard setback, and 10.00 feet landscape strip width, and allows a parking lot in the rear yard. The applicant requests variances of 13.93 feet minimum side yard setback, 16.10 feet rear yard setback, 5.00 feet landscape strip width, and to allow a parking

lot in the front yard.

A -066-01 Brookland **approved**
JAMES E. CAMPANA requests a variance from Section 24-95(i)(2) to build a detached garage at 4125 Mountain Road (Parcel 21-A-25D), zoned A-1, Agricultural District (Brookland). The accessory structure location requirement is not met. The applicant wishes to locate a detached garage in the front yard, where the Code allows accessory structures in the rear yard.

A -067-01 Three Chopt **approved**
JACK AND KAREN KASPRZAK request a variance from Section 24-94 to build a screened porch and deck at 12425 Summer Creek Court (Summer Creek at Millstone) (Parcel 4-24-D-39), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 31 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 9 feet rear yard setback.

A -076-01 Three Chopt **approved**
JOHN SHERWOOD requests a variance from Section 24-95(i)(2)f. to build an in-ground pool at 12630 Lizfield Way (Westfield Estates) (Parcel 17-2-B-3), zoned A-1, Agricultural District (Three Chopt). The accessory structure location requirement is not met. The applicant proposes an accessory structure in the side yard, where the Code allows accessory structures only in the rear yard.

A -069-01 Three Chopt **withdrawn**
STEVEN D. AND MARY LANDRUM request a variance from Section 24-94 to build a sun room/office addition at 12032 Cottage Creek Court (Chapelwood) (Parcel 56-21-A-19), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 22 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 13 feet rear yard setback.

A -077-01 Three Chopt **deferred**
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.

A -063-01 Tuckahoe **approved**
YOSSEL AND NECHOMI KRANZ request a variance from Section 24-94 to build a single-family home at 517 Portwest Court (Weston Hills) (Parcel 99-18-A-16), zoned R-3C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicants have 33.9 feet rear yard setback, where the Code requires

40.0 feet rear yard setback. The applicants request a variance of 6.1 feet rear yard setback.

A -075-01 Tuckahoe **approved**

ALFRED L. STRATTFORD, III requests a variance from Section 24-94 to build a breezeway attaching a garage to the house at 8803 Norwick Road (Mooreland Farms) (Parcel 124-3-I-21), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback, rear yard setback, and total side yard setback are not met. The applicant has 8.2 feet minimum side yard setback, 33.2 feet total side yard setback and 10.0 feet rear yard setback, where the Code requires 20.0 feet minimum side yard setback, 50.0 feet total side yard setback and 50.0 feet rear yard setback. The applicant requests a variance of 11.8 feet minimum side yard setback, 16.8 feet total side yard setback and 40.0 feet rear yard setback.

UP-017-01 Three Chopt **approved**

JEWISH COMMUNITY CENTER, INC. requests a conditional use permit pursuant to Section 24-52(a) to expand an existing community center at 5403 Monument Avenue (Parcel 115-A-2), zoned A-1, Agricultural District (Three Chopt).

A -078-01 Three Chopt **approved**

LAWRENCE AND SUSAN DUNN request a variance from Section 24-94 to build an addition at 1111 West Durwood Crescent (Sunset Hills) (Parcel 102-1-D-56), zoned R-3, One-family Residence District (Three Chopt). The total side yard setback is not met. The applicants propose 25.55 feet total side yard setback, where the Code requires 30.00 feet total side yard setback. The applicants request a variance of 4.45 feet total side yard setback.

A -072-01 Three Chopt **approved**

VIRGINIA SOCIETY FOR MENTALLY RETARDED CHILDREN requests a variance from Section 24-94 to build an addition and a wheelchair ramp at 8201 Yolanda Road (Ketch Court) (Parcel 80-27-B-3), zoned R-2, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 28 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 17 feet rear yard setback.

A -070-01 Varina **approved**

WILLIAM T. COVITZ requests a variance from Section 24-95(b)(6) to build a single-family dwelling at 9 N. Beech Avenue (Highland Springs) (Parcel 148-10-B-15 (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 -071-01

Varina

approved

WILLIAM T. COVITZ requests a variance from Section 24-95(b)(6) to build a single-family dwelling at 11 N. Beech Avenue (Highland Springs) (Parcel 148-10-B-15 (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 -068-01 Varina **approved**
DANIEL L. ATKINSON requests a variance from Section 24- 9 to build a single-family home at 325 North Linden Avenue (Greendale Park) (Parcel 143-2-B-227), zoned R-3, One-family Residence 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-014-01 Varina **approved**
SIBYL P. SMITH requests a conditional use permit pursuant to Section 24-12(e) to board five dogs at 4801 Jan Road (Lawndale Farms) (Parcel 162-3-M-9), zoned R-4, One-family Residence District (Varina).

A -073-01 Varina **approved**
YONG H. PAK requests a variance from Section 24-96(b) to allow retail businesses to remain at 4309-4317 Nine Mile Road (Parcel 146-5-A-31B), zoned B-3, Business District (Varina). The required number of parking spaces is not met. The applicant has 26 parking spaces, where the Code requires 65 parking spaces. The applicant requests a variance of 39 parking spaces.

A -065-01 Fairfield **approved**
ELLOWEES S. HINTON requests a variance from Section 24-95(c)(2) to enclose an existing porch at 2218 Holly Street (Central Gardens) (Parcel 139-8-M-13), zoned R-4, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 19 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 6 feet rear yard setback.

A -043-01 Tuckahoe **approved**
MELANI BROS. requests a variance from Section 24-41(e) to build a sunroom at 1829 Random Winds Court (Townes of Quail Woods) (Parcel 77-18-N-6), zoned RTHC, Residential Townhouse District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 22 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback.

A -079-01 Varina **approved**
DANIEL E. WATSON requests a variance from Section 24- 9 to build a single-family dwelling at 8041 Upper Western Run Lane (Parcel 243-A-10A (part)), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicant proposes 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 -062-01 Varina **approved**

A -056-01

Varina

withdrawn

GARLANA BURT requests a variance from Section 24-94 to build a modular home at 7902 Battlefield Park Road (Parcel 236-A-5), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 124.6 feet lot width, where the Code requires 150.0 feet lot width. The applicant requests a variance of 25.4 feet lot width.