

Henrico County Board of Zoning Appeals

Thursday, December 19, 2002

A -191-02 Brookland **approved**
EAGLE CONSTRUCTION OF VIRGINIA, INC. requests a variance from Section 24-94 to build a one-family dwelling at 5144 Topping Lane (The Oaks at Cross Ridge) (Parcel 763-766-7068), zoned R-2C, One-family Residence District (Conditional) (Brookland). The lot width requirement is not met. The applicant has 91.89 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 8.11 feet lot width.

A -186-02 Brookland **approved**
MR. AND MRS. WILLIAM L. BARNES request a variance from Section 24-94 to build an addition at 2312 Raymond Avenue (Rocky Branch Farms) (Parcel 775-757-1711), zoned R-3, One-family Residence District (Brookland). The front yard setback is not met. The applicants propose 35.9 feet front yard setback, where the Code requires 40 feet front yard setback. The applicants request a variance of 4.1 feet front yard setback.

A -190-02 Fairfield **approved**
DENNIS WEST requests a variance from Section 24-96(a) to provide off-site parking for a restaurant at 5516 Lakeside Avenue (Lakeside) (Parcel 781-745-8345), zoned B-2, Business District (Fairfield). The parking lot location requirement is not met. The applicant has 9 off-site parking spaces, where the Code requires on-site parking.

A -187-02 Brookland **approved**
RICHARD S. PECK requests a variance from Section 24-95(i)(2) to build a garage at 2921 Battery Avenue (Parkdale) (Parcel 776-744-5635), zoned R-4, One-family Residence District (Brookland). The accessory structure lot coverage requirement is not met. The applicant proposes accessory structures totalling 896 square feet, where the Code allows accessory structures of 683 square feet. The applicant requests a variance of 213 square feet.

UP-040-02 Three Chopt **approved**
GUMENICK MANAGEMENT COMPANY requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to allow a temporary sales trailer at 6700 Dartmouth Road (Parcel 766-742-8033), zoned R-5, General Residence District and R-5C, General Residence District (Conditional) (Three Chopt).

A -184-02 Three Chopt **approved**
AMY COLLEEN BASS requests a variance from Section 24-94 to build a screened porch at 6816 Edmonstone Avenue (Duntreath) (Parcel 764-740-3721), zoned R-3, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 35 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback.

A -185-02 Tuckahoe **approved**
THOMAS AND LYNN MEDLEY request a variance from Section 24-94 to build a sunroom over the existing deck at 10201 Meadbrook Court (Raintree North) (Parcel 743-752-6013), zoned R-3, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicants have 30 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 10 feet rear yard setback.

A -188-02 Three Chopt **approved**
SURESH AND VEENA GOWDA request a variance from Section 24-94 to build a front porch at 5105 Windy Hollow Court (Hickory Woods) (Parcel 741-766-3148), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The front yard setback is not met. The applicants propose 33.6 feet front yard setback, where the Code requires 35 feet front yard setback. The applicants request a variance of 1.4 feet front yard setback.

UP-039-02 Varina **deferred**
GILLIES CREEK INDUSTRIAL RECYCLING, LLC requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to process and sell topsoil at 2980 Meadow Road (Parcel 843-720-7272), zoned A-1, Agricultural District (Varina).

UP-038-02 Varina **approved**
GILLIES CREEK INDUSTRIAL RECYCLING, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 2980 Meadow Road (Parcel 843-720-7272), zoned A-1, Agricultural District (Varina).

UP-037-02 Brookland **approved**
VERIZON requests a conditional use permit pursuant to Section 24-12(c) to modify the existing telephone equipment building at 6102 Hermitage Road (Hermitage Park) (Parcel 780-748-2919), zoned B-1, Business District and R-4, One-family Residence District (Brookland).

A -183-02 Varina **approved**
BRENDA AND KENNETH WAGNER request a variance from Sections 24- 9 and 24-94 to build a one-family dwelling at 1601 Kimbrook Lane (Parcel 830-721-6259), zoned A-1, Agricultural District (Varina). The public street frontage requirement and rear yard setback are not met. The applicants have 0 feet public street frontage and 25 feet rear yard setback, where the Code requires 50 feet public street frontage and

50 feet rear yard setback. The applicants request a variance of 50 feet public street frontage and 25 feet rear yard setback.

A -179-02

Three Chopt

approved

MICHAEL AND JOAN MORECROFT request a variance from Sections 24-95(i)(2) and 24-94 to build a screened porch at 5909 New Harvard Place (New Harvard at Wyndham) (Parcel 742-781-0757), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The accessory structure location requirement and rear yard setback are not met. The applicants propose 36.14 feet rear yard setback and an accessory structure in the side yard, where the Code requires 40 feet rear yard setback and allows accessory structures in the rear yard. The applicants request a variance of 3.86 feet rear yard setback and to allow an accessory structure in the side yard.

A -177-02

Three Chopt

approved

JOE AND SHELIA FOLLEY request a variance from Section 24-94 to build an addition at 10915 Newlands Court (Deep Run Manor) (Parcel 747-756-2399), zoned R-3, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicants propose 33 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 7 feet rear yard setback.