# Henrico County Board of Zoning Appeals Thursday, June 27, 2002

#### A -110-02 Three Chopt approved

RODNEY L. FARRAR requests a variance from Sections 24-95(c)(4) and 24-95(c)(1) to add a front porch to existing dwelling at 6517 West Grace Street (Westhaven) (Parcel 766-740-5432), zoned R-3, One-family Residence District (Three Chopt). The front yard setback, least side yard setback, and total side yard setback are not met. The applicant proposes 28 feet front yard setback, 4.5 feet minimum side yard setback, and 13.8 feet total side yard setback, where the Code requires 35 feet front yard setback, 7 feet minimum side yard setback, and 15 feet total side yard setback. The applicant requests a variance of 7 feet front yard setback, 2.5 feet minimum side yard setback, and 1.2 feet total side yard setback.

#### A -109-02 Tuckahoe approved

JON B. AND ELIZABETH R. TRACY request a variance from Sections 24-95(c)(2) and 24-95(i)(1) to build a screened porch and a deck at 8014 Spottswood Road (Spottswood Park) (Parcel 756-738-6170), zoned R-2, One-family Residence District (Tuckahoe). The rear yard setback and rear yard setback for a deck are not met. The applicants propose 5 feet rear yard setback for the porch and 0.6 feet rear yard setback for the deck, where the Code requires 25 feet rear yard setback for the porch and 5.0 feet rear yard setback for the deck. The applicants request a variance of 20 feet rear yard setback for the porch and 4.4 feet rear yard setback for the deck.

## A -120-02 Three Chopt approved

CANAAN LAND COMPANY requests a variance from Sections 24-94 and 24- 9 to build a one-family dwelling at 8415 Bronwood Road (Parham Hills) (Parcel 755-749-4176), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement and public street frontage requirement are not met. The applicant has 62.61 feet lot width and 36 feet public street frontage, where the Code requires 80 feet lot width and 50 feet public street frontage. The applicant requests a variance of 17.39 feet lot width and 14 feet public street frontage.

### A -112-02 Three Chopt approved

STEFAN BAUER requests a variance from Section 24-94 to build a screened porch over the existing deck at 4504 Schaum Court (Olde Springfield) (Parcel 753-763-8847), zoned R-3A, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 25 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

#### A -119-02 Three Chopt approved

LYNN TAVORA BREMER requests a variance from Sections 24-94 and 24-95(i)(1) to build a screened porch and deck at 6004 Glen Abbey Drive (Glen Abbey at Wyndham) (Parcel 737-778-0144), zoned R-3, One-family Residence District (Three Chopt). The rear yard setback and setback for a deck are not met. The applicant proposes 24 feet rear yard setback for the deck and 38.4 feet rear yard setback for the covered porch, where the Code requires 30 feet rear yard setback for the deck and 40 feet rear yard setback for the covered porch. The applicant requests a variance of 6 feet rear yard setback for the deck and 1.6 feet rear yard setback for the covered porch.

#### A -118-02 Three Chopt approved

JOHN C. AND ALISON T. LARSON request a variance from Section 24-94 to build a screened porch over the existing deck at 6021 Glen Abbey Drive (Glen Abbey at Wyndham) (Parcel 736-778-5928), zoned R-3C, One-family Residence District (Conditional) (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 -115-02 Brookland denied

MOUNTAIN ROAD WESLEYAN CHURCH requests a variance from Section 24-104(d)(2) to build a church sign at 3770 Mountain Road (Parcel 765-771-7719), zoned A-1, Agricultural District (Brookland). The sign area requirement is not met. The applicant proposes 24.5 square feet of sign area, where the Code allows 20 square feet of sign area. The applicant requests a variance of 4.5 square feet of sign area.

#### UP-022-02 Brookland approved

JOHN E. HANNEMAN requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a tree service at 12221 Greenwood Road (Parcel 768-780-8319), zoned A-1, Agricultural District (Brookland).

#### A -121-02 Fairfield approved

SALDUS-WEST, LLC requests a variance from Section 24-94 to build a one-family dwelling at 10106 Telegraph Road (proposed Trivett Woods) (Parcel 785-765-6083 (part)), zoned R-2A, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 12 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 33 feet rear yard setback.

#### A -113-02 Fairfield approved

MICHAEL ANDERSON requests a variance from Section 24-94 to build an attached garage at 2803 Cannon Road (Laurel West) (Parcel 774-768-2544), zoned R-2A, One-family Residence District (Fairfield). The least side yard setback is not met. The applicant has 3.5 feet minimum side yard setback, where the Code requires 12 feet minimum side yard setback. The applicant requests a variance of 8.5 feet minimum

side yard setback.

### A -107-02 Brookland approved

BRUCE AND CAROL ORR request a variance from Section 24-94 to build a sunroom at 2716 Tavern Way (Glen Hollow) (Parcel 771-764-2626), zoned R-3AC, One-family Residence District (Conditional) (Brookland). The rear yard setback is not met. The applicants propose 26 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 9 feet rear yard setback.

#### A -117-02 Varina approved

HELEN C. CROCKETT requests a variance from Section 24-94 to build a one-family dwelling at 621 Dabbs House Road (John Jasper Gardens) (Parcel 808-727-6657), zoned A-1, Agricultural District (Varina). The lot width requirement and total lot area requirement are not met. The applicant has 15,000 square feet total area and 100 feet lot width, where the Code requires 1 acre total area and 150 feet lot width. The applicant requests a variance of 28,560 square feet total area and 50 feet lot width.

#### A -111-02 Varina approved

ROBERT M. CLEMONS requests a variance from Section 24-95(i)(2)b. to build a storage building at 6580 Monahan Road (Parcel 821-702-5726), zoned A-1, Agricultural District (Varina). The accessory structure height requirement is not met. The applicant proposes 19 feet in height, where the Code allows 15 feet in height. The applicant requests a variance of 4 feet in height.

## A -116-02 Varina approved

JOHN V. BANDY requests a variance from Section 24-95(c)(4) to build a screened porch at 107 Olson Lane (Parcel 827-714-9962), zoned R-3, One-family Residence District (Varina). The front yard setback is not met. The applicant proposes 27.03 feet front yard setback, where the Code requires 40 feet front yard setback. The applicant requests a variance of 12.97 feet front yard setback.

# UP-025-02 Varina approved

MEADOW ROAD, INC. 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-026-02 Varina approved

MEADOW ROAD, INC. requests a conditional use permit pursuant to Sections 24-103 and 24-52(I) to operate a sand and gravel washing plant at 2980 Meadow Road (Parcel 843-720-7272), zoned A-1, Agricultural District (Varina).

#### A -114-02 Varina approved

MICHAEL BRYAN LOVING requests a variance from Section 24- 9 to build a one-family dwelling at 6312 Hines Road (Parcel 852-693-8210 (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.

UP-023-02 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 836-667-5251 (part)), zoned A-1, Agricultural District (Varina).

UP-024-02 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 836-667-5251 (part)), zoned A-1, Agricultural District (Varina).

A -108-02 Varina approved

LOUIS M. LAWRENCE, SR. requests a variance from Section 24- 9 to allow a dwelling to remain at 1462 Crystal Springs Lane (Parcel 804-679-7868 (part)), zoned R-2A, 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.