

**Henrico County Board of Zoning Appeals**  
**Thursday, March 28, 2002**

**A -057-02**            Three Chopt                                            **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7007 Miami Avenue (Crestview) (Parcel 764-742-8764), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -056-02**            Three Chopt                                            **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7001 Vanderbilt Avenue (Crestview) (Parcel 765-742-1783), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -058-02**            Three Chopt                                            **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7005 Miami Avenue (Crestview) (Parcel 764-742-9160), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -059-02**            Three Chopt                                            **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7002 Miami Avenue (Crestview) (Parcel 765-742-0675), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -060-02**            Three Chopt                                            **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7000 Miami Avenue (Crestview) (Parcel 765-742-1173), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -061-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7003 Tulane Avenue (Crestview) (Parcel 764-742-8229), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -062-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7006 Tulane Avenue (Crestview) (Parcel 764-742-8152), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -063-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7009 Tulane Avenue (Crestview) (Parcel 764-742-6738), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -064-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7011 Tulane Avenue (Crestview) (Parcel 764-742-6140), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -065-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7012 Tulane Avenue (Crestview) (Parcel 764-742-6561), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -067-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7001 Tulane Avenue (Crestview) (Parcel 764-742-8726), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -068-02** Three Chopt **approved**

CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 1506 Harvard Avenue (Crestview) (Parcel 764-742-3356), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -069-02** Three Chopt **approved**

CHARLES GLEN LLC requests a variance from Section 24-95(b) to build a one-family dwelling at 1604 Harvard Avenue (Crestview) (Parcel 764-742-3879), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -070-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 1704 Harvard Avenue (Crestview) (Parcel 764-743-4509), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -071-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7011 Vanderbilt Avenue (Crestview) (Parcel 764-742-9197), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -055-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7013 Vanderbilt Avenue (Crestview) (Parcel 764-743-8600), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -066-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7014 Tulane Avenue (Crestview) (Parcel 764-742-6064), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -040-02** Brookland **approved**  
DARRYL R. AND SANDRA R. KEMP request a variance from Section 24-94 to build an addition at 7815 Walkenhut Drive (Walkenhut Estates) (Parcel 768-751-7766), zoned R-3, One-family Residence District (Brookland). The least side yard setback and total side yard setback are not met. The applicants have 7 feet minimum side yard setback and 27.9 total side yard setback, where the Code requires 12 feet minimum side yard setback and 30 feet total side yard setback. The applicants request a variance of 5 feet minimum side yard setback and 2.1 feet total side yard setback.

**A -035-02** Brookland **approved**  
JANICE A. DONATI requests a variance from Sections 24-95(i)(2) and (d) to build an addition at 2614 Hilliard Road (Hilliard Park) (Parcel 777-749-8461), zoned R-3, One-family Residence District (Brookland). The accessory structure location requirement and least side yard setback are not met. The applicant has a detached garage in the side yard and 2 feet side yard setback, where the Code allows accessory structures in the rear yard and requires 3 feet side yard setback. The applicant requests a variance for an accessory structure in the side yard with 1 foot side yard setback.

**A -036-02** Fairfield **approved**  
ADVANCE AUTO PARTS requests a variance from Section 24-96(b)(13) to build a concrete lift pad at 7051 Brook Road (Parcel 785-750-0092), zoned B-3, Business District (Fairfield). The required number of parking spaces is not met. The applicant has 23 parking spaces, where the Code requires 27 parking spaces. The applicant requests a variance of 4 parking spaces.

**A -054-02** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 7009 Vanderbilt Avenue (Crestview) (Parcel 764-742-9695), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

**A -049-02** Tuckahoe **approved**  
KEITH MCMULLIN requests a variance from Section 24-95(k) to build an addition at 705 Spottswood Road (Spottswood Park) (Parcel 756-738-0938), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant has 20 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 5 feet minimum side yard setback.

**A -046-02** Tuckahoe **approved**  
STEPHEN M. GODDARD requests a variance from Section 24-95(q)(5) to build an addition at 8407 Valley Wood Road (Whitehall) (Parcel 754-737-2977), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant has 2.5 feet minimum side yard setback and 12.5 feet total side yard setback, where the Code requires 8 feet minimum side yard setback and 20 feet total side yard setback. The applicant requests a variance of 5.5 feet minimum side yard setback and 7.5 feet total side yard setback.

**UP-006-02** Tuckahoe **approved**  
WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to park two temporary storage trailers at 401 North Parham Road (Parcel 753-736-0655), zoned R-1, One-family Residence District (Tuckahoe).

**A -041-02** Three Chopt **approved**  
JOHN A. CROWN requests a variance from Section 24-94 to build a one-family dwelling at 2009 Fordson Road (Parcel 757-748-5417 (part)), zoned R-2, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 85 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 15 feet lot width.

**UP-005-02** Three Chopt **approved**  
WESTSIDE CHRISTIAN CHURCH requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place a modular building at 2101 Fordson Road (Parcel 757-749-6731), zoned R-3, One-family Residence District (Three Chopt).

**A -044-02** Tuckahoe **approved**  
ROBERT C. AND MICHELLE BUSCH request a variance from Section 24-94 to build a front porch at 9302 Lyndonway Drive (Pinedale Farms) (Parcel 751-748-7531), zoned R-2A, One-family Residence District (Tuckahoe). The front yard setback is not met. The applicant has 39 feet front yard setback, where the Code requires 45 feet front yard setback. The applicant requests a variance of 6 feet front yard setback.

**A -053-02** Tuckahoe **approved**  
THOMAS A. AND CORRINE L. COOPER request a variance from Section 24-95(q)(5) to build an addition at 9521 Catesby Lane (Gateshead) (Parcel 748-749-0947), zoned R-2A, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant has 31 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

**A -045-02** Brookland **approved**  
FRANK THOMAS JR. requests a variance from Sections 24-95(t) and 24- 9 to build a one-family dwelling at 9160 Thomasville Lane (Parcel 758-764-4303), zoned A-1, Agricultural District (Brookland). The required lot area outside the floodplain and public street frontage requirement are not met. The applicant has 0.904 acre outside the floodplain and 0 feet public street frontage, where the Code requires 1 acre outside the floodplain and 50 feet public street frontage. The applicant requests a variance of 0.096 acre outside the floodplain and 50 feet public street frontage.

**A -048-02** Brookland **approved**  
CHARLES WOOD requests a variance from Section 24-95(q)(5) to build a sunroom on an existing deck at 5216 Fairlake Lane (Reids Pointe) (Parcel 758-766-5352), zoned R-3, One-family Residence District (Brookland). 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 -051-02** Three Chopt **approved**  
JOANNE AND BASIL TRIPP request a variance from Section 24-94 to build a screened porch on an existing deck at 4408 Lumberjack Lane (The Woods at Innsbrook) (Parcel 754-764-0387), zoned R-3A, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicants have 25 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 10 feet rear yard setback.

**A -052-02** Three Chopt **approved**  
H. W. JOHNSON PARTNERSHIP requests a variance from Sections 24-95(i)(2), 24-95(i)(2)c. and 24-94 to allow the existing improvements to remain at 5224 Pouncey Tract Road (Parcels 737-772-0509 and 736-771-6768 (part)), zoned A-1, Agricultural District (Three Chopt). The accessory structure location requirement, accessory structure setback, and front yard setback are not met. The applicant has 31 feet front yard setback 1 foot accessory structure setback and an accessory structure in the front yard, where the Code requires 50 feet front yard setback and 10 feet accessory structure setback and allows accessory structures in the rear yard. The applicant requests a variance of 19 feet front yard setback and 9 feet accessory structure setback.

**UP-008-02** Fairfield **approved**  
NEXTEL requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to permit a temporary Cell on Wheels at 609 East Laburnum Avenue (Highland Gardens) (Parcel 795-738-2042), zoned B-3C, Business District (Conditional) (Fairfield).

**A -037-02** Fairfield **approved**  
ROBINSON & ROBINSON REALTORS requests a variance from Section 24- 9 to build a one-family dwelling at 1906 Doron Lane (Parcel 802-731-7919), zoned R-4, One-family Residence District (Fairfield). 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.

**A -039-02** Varina **approved**  
JAMES STEVE COLEMAN requests a variance from Section 24-95(i)(2)a. to build a garage at 221 Barker Avenue (Robin Park) (Parcel 819-729-3640), zoned R-3, One-family Residence District (Varina). The accessory structure lot coverage requirement is not met. The applicant wishes to build a 2,000 square foot garage in addition to existing accessory building totalling 748 square feet. The Code allows up to 960 square feet. The applicant requests a variance of 1,788 square feet in accessory structure size.

**A -050-02** Varina **approved**  
RAYMOND AND JONA WILLIAMSON request a variance from Section 24- 9 to build a one-family dwelling at 7091 Mosswood Road (Parcel 815-696-6231), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicants have 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicants request a variance of 50 feet public street frontage.

**A -043-02** Varina **approved**

ALBERT J. ANDERSON requests a variance from Sections 24-94 and 24- 9 to build a one-family dwelling at 1120 Oakland Road (Parcel 802-707-0610), zoned R-3, One-family Residence 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 street frontage, where the Code requires 80 feet lot width and 50 feet public street frontage. The applicant requests a variance of 50 feet lot width and 20 feet public street frontage.

**A -042-02** Three Chopt **approved**

JOHN A. CROWN requests a variance from Section 24-94 to build a one-family dwelling at 2009 Fordson Road (Parcel 757-748-5417 (part)), zoned R-2, One-family Residence District (Three Chopt). The lot width requirement is not met. The applicant has 85 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 15 feet lot width.

**UP-007-02** Varina **approved**

RESOURCE DEVELOPMENT ASSOCIATES requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 1801 Kingsland Road (Parcel 818-676-5915), zoned A-1, Agricultural District (Varina).