

Henrico County Board of Zoning Appeals

Thursday, November 21, 2002

A -178-02 Brookland **approved**
DANNY W. AND DEBORAH B. PRIVETT request a variance from Sections 24-95(i)(2) and 24-94 to build an enclosed porch over the existing deck at 8329 Kraft Court (Glenhills) (Parcel 776-755-2452), zoned R-3, One-family Residence District (Brookland). The accessory structure location requirement and rear yard setback are not met. The applicants propose 21 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 19 feet rear yard setback and to allow the existing accessory structure to remain in the side yard.

A -175-02 Fairfield **approved**
HAZEL WALKER requests a variance from Section 24-94 to build an addition at 9609 Torno Drive (North Mountain Ridge) (Parcel 778-761-8483), zoned R-4, One-family Residence District (Fairfield). The least side yard setback and total side yard setback are not met. The applicant proposes 0.33 feet minimum side yard setback and 15.88 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 25 feet total side yard setback. The applicant requests a variance of 9 .67 inches minimum side yard setback and 9.12 feet total side yard setback.

UP-036-02 Brookland **approved**
RYAN HOMES WEST requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to install temporary sales trailer at 1195 Virginia Center Parkway (Magnolia Pointe) (Parcel 782-767-6816), zoned RTHC, Residential Townhouse District (Conditional) (Brookland).

A -173-02 Brookland **approved**
ADAM AND KAVITA KAUL request a variance from Section 24-94 to build an addition at 11429 River Run Drive (Rock Spring Estates) (Parcel 765-775-5698), zoned A-1, Agricultural District (Brookland). The least side yard setback is not met. The applicant has 10 feet minimum side yard setback, where the Code requires 20 feet minimum side yard setback. The applicant requests a variance of 10 feet minimum side yard setback.

A -179-02 Three Chopt **deferred**
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 **deferred**
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.

A -172-02 Tuckahoe **approved**
STEPHEN BELICZKY requests a variance from Section 24-94 to build an attached garage at 1725 Pine Edge Lane (Pinecreek Village West) (Parcel 752-748-9568), zoned R-2A, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant proposes 35 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -171-02 Tuckahoe **approved**
DUC M. NGUYEN requests a variance from Section 24-94 to build an addition at 600 Sleepy Hollow (Parcel 751-739-0118), zoned R-2, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant proposes 36 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

A -180-02 Tuckahoe **approved**
THOMAS S. COTTRELL requests a variance from Section 24-95(i)(2) to locate a spa and gazebo at 8 East Glenbrook Circle (Glenbrooke Hills) (Parcel 755-733-6007), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement is not met. The applicant proposes a spa and gazebo in the side yard, where the Code allows accessory structures in the rear yard.

A -176-02 Three Chopt **approved**
WEST BROAD VOLKSWAGEN requests a variance from Section 24-104(l)(3) to install a second detached sign at 9001 West Broad Street (Parcel 758-755-5863), zoned B-3C, Business District (Conditional) (Three Chopt). The maximum number of signs is not met. The applicant proposes a second detached sign, where the Code

allows only one detached sign. The applicant requests a variance to allow two detached signs.

UP-037-02 Brookland **deferred**
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 -174-02 Fairfield **denied**
ELLIOT NORMAN requests a variance from Section 24-95(k) to build a workshop at 201 Danray Drive (Chamberlayne Farms) (Parcel 790-754-1300), zoned R-2A, One-family Residence District (Fairfield). The least side yard setback is not met. The applicant has 20 feet side yard setback, where the Code requires 60 feet side yard setback. The applicant requests a variance of 40 feet side yard setback.

UP-034-02 Varina **denied**
FINER HOMES INC. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 3132 Stone Dale Court (Stony Run Estates) (Parcel 806-726-0373), zoned R-3AC, One-family Residence District (Conditional) (Varina).

A -183-02 Varina **deferred**
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.

UP-035-02 Varina **approved**
SIMONS HAULING COMPANY, INC. requests a conditional use permit pursuant to Section 24-116(c)(3) to expand an existing landfill at 1820 Darbytown Road (Parcel 809-707-1585), zoned M-2, General Industrial District (Varina).

A -182-02 Varina **approved**
PATRICIA M. RAPP requests a variance from Section 24-94 to build a one-family dwelling at 1082 Sholey Road (Parcel 801-694-2977 (part)), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 106.45 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 43.55 feet lot width.

A -168-02 Fairfield **withdrawn**

MARGARET ANDERSON requests a variance from Section 24-94 to build an addition at 2801 Rudwick Road (Laurel West) (Parcel 774-768-2803), zoned R-2A, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant proposes 35 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -162-02 Varina **withdrawn**

TIMOTHY HARRISON requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 221 Westover Avenue (Bungalow City) (Parcel 816-728-5240), zoned R-3, One-family Residence District (Varina). The lot width requirement and total lot area requirement are not met. The applicant has 6,400 square feet total lot area and 50 feet lot width, where the Code requires 8,000 square feet total lot area and 65 feet lot width. The applicant requests a variance of 1,600 square feet total lot area and 15 feet lot width.