

Henrico County Board of Zoning Appeals

Thursday, October 24, 2002

A -154-02 Fairfield **approved**

JOHN AND LINDA SKORACKYJ request a variance from Section 24-94 to build a screened porch over the existing deck at 929 Ayers Way (Ayers Tavern) (Parcel 785-762-5845), zoned R-3AC, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicants propose 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 -158-02 Fairfield **approved**

MICHAEL T. CRIST requests a variance from Section 24-94 to build an addition at 2105 Summerhook Court (Summerfield) (Parcel 779-764-2769), zoned R-4, One-family Residence District (Fairfield). The front yard setback and rear yard setback are not met. The applicant proposes 33 feet front yard setback and 31 feet rear yard setback, where the Code requires 35 feet front yard setback and 35 feet rear yard setback. The applicant requests a variance of 2 feet front yard setback and 4 feet rear yard setback.

A -168-02 Fairfield **deferred**

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 -152-02 Three Chopt **approved**

MARK S. DESGAIN requests a variance from Section 24-94 to build an addition at 10704 Shadyford Lane (Woods at Innsbrook) (Parcel 753-764-6788), zoned R-3A, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 24 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 11 feet rear yard setback.

A -157-02 Three Chopt **approved**

PAUL AND THANH SARGENT request a variance from Section 24-94 to build a screened porch over the existing deck at 10908 Tray Way (Lexington) (Parcel 751-761-1986), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 27 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 8 feet rear yard setback.

A -155-02 Three Chopt **approved**
KENNETH A. PLOTZ requests a variance from Section 24-94 to build a screened porch over an existing deck at 4009 Graham Meadows Court (Graham Meadows) (Parcel 729-764-9622), zoned C-1C, Conservation District (Conditional) and R-3AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 31.33 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 3.67 feet rear yard setback.

A -165-02 Three Chopt **approved**
SCOTT AND KAREN MEARDON request a variance from Section 24-94 to build an addition at 13317 Shady Knoll Court (Autumn Chase at Wellesley) (Parcel 733-760-9165), zoned R-4AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 30 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 5 feet rear yard setback.

A -159-02 Tuckahoe **approved**
DAVID AND CATHERINE FOSTER request a variance from Section 24-94 to build an attached garage at 10614 Baypines Lane (Wynmoor) (Parcel 736-748-5876), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicants propose 9 feet minimum side yard setback, where the Code requires 15 feet minimum side yard setback. The applicants request a variance of 6 feet minimum side yard setback.

A -166-02 Tuckahoe **approved**
THOMAS E. HALL requests a variance from Section 24-94 to build a two-story addition at 2311 Crowncrest Drive (Crown Grant) (Parcel 741-752-2589), zoned R-4, One-family Residence District (Tuckahoe). The front yard setback and least side yard setback are not met. The applicant proposes 31.5 feet front yard setback and 8 feet minimum side yard setback, where the Code requires 35 feet front yard setback and 10 feet minimum side yard setback. The applicant requests a variance of 3.5 feet front yard setback and 2 feet minimum side yard setback.

A -156-02 Tuckahoe **approved**
TALBOT AND MARTHA CORNETT request a variance from Section 24-94 to build an attached garage at 9635 Rainbrook Drive (Rainbrook) (Parcel 747-747-4176), zoned R-3, One-family Residence District (Tuckahoe). The front yard setback and total side yard setback are not met. The applicants propose 39 feet front yard setback and 24 feet total side yard setback, where the Code requires 40 feet front yard setback and 30 feet total side yard setback. The applicants request a variance of 1 foot front yard setback and 6 feet total side yard setback.

A -160-02 Tuckahoe **approved**
ERIC L. GILLESPIE requests a variance from Section 24-94 to build an addition at 1610 Denham Court (Pinedale Farms) (Parcel 751-748-4212), zoned R-2A, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant proposes 38 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 7 feet rear yard setback.

A -167-02 Tuckahoe **withdrawn**
MARY RANDOLPH SPENCER requests a variance from Section 24-95(c)(1) to build an addition at 108 Gaymont Road (River Hills) (Parcel 757-734-0741), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant proposes 5 feet minimum side yard setback, where the Code requires 12 feet minimum side yard setback. The applicant requests a variance of 7 feet minimum side yard setback.

A -169-02 Tuckahoe **approved**
STEVENSON PECK requests a variance from Section 24-94 to build a front porch at 6600 Prospect Street (College Terrace) (Parcel 763-737-1028), zoned R-3, One-family Residence District (Tuckahoe). The front yard setback is not met. The applicant proposes 38 feet front yard setback, where the Code requires 40 feet front yard setback. The applicant requests a variance of 2 feet front yard setback.

A -161-02 Fairfield **approved**
CHARLES CLAUDE GARRISON requests a variance from Sections 24-95(b)(6) and 24- 9 to build a one-family dwelling at 5411 Edgefield Street (Chamberlayne Estates) (Parcel 790-746-1540), zoned R-4, One-family Residence District (Fairfield). The lot width requirement, public street frontage requirement, and total lot area requirement are not met. The applicant has 5,009 square feet total lot area, 40 feet lot width, and 40 feet public street frontage, where the Code requires 6,000 square feet total lot area, 50 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 991 square feet total lot area, 10 feet lot width and 10 feet public street frontage.

A -170-02 Fairfield **approved**
CHRISTOPHER MORRIS requests a variance from Section 24-94 to build a Florida room at 1027 Bogart Road (Clarendon Farms) (Parcel 812-734-8523), zoned R-3C, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicant has 37 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 3 feet rear yard setback.

A -162-02

Varina

deferred

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.

A -163-02

Varina

approved

REX HUFF, SR. requests a variance from Section 24-94 to build a one-family dwelling at 542 Mullens Lane (Greendale Park) (Parcel 827-727-1705), zoned R-3, One-family Residence District (Varina). The lot width requirement is not met. The applicant has 46 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 104 feet lot width.

A -164-02

Varina

approved

REX HUFF, SR. requests a variance from Section 24-94 to divide a parcel with existing structures at 530 Mullens Lane (Greendale Park) (Parcel 827-727-1705), zoned R-3, One-family Residence District (Varina). The front yard setback and lot width requirement are not met. The applicant has 70 feet lot width and 18 feet front yard setback, where the Code requires 150 feet lot width and 40 feet front yard setback. The applicant requests a variance of 80 feet lot width and 22 feet front yard setback.

A -147-02

Three Chopt

denied

MICHEL ZAJUR requests a variance from Section 24-95(i)(2)c. to build a detached garage at 12124 Gayton Manor Place (Gayton Park) (Parcel 732-762-3068), zoned R-3AC, One-family Residence District (Conditional) (Three Chopt). The accessory structure location requirement is not met. The applicant proposes 2 feet separation between an accessory structure and the existing dwelling, where the Code requires 10 feet. The applicant requests a variance of 8 feet separation between an accessory structure and the principal structure.