

Henrico County Board of Zoning Appeals
Thursday, September 26, 2002

A -146-02 Three Chopt **approved**
CHRIS RICE requests a variance from Section 24-96(b)(12a) to open a medical office at 3920 Springfield Road (Springfield Commons) (Parcel 754-759-8717), zoned O-2C, Office District (Conditional) (Three Chopt). The required number of parking spaces is not met. The applicant has 164 parking spaces, where the Code requires 165 parking spaces. The applicant requests a variance of 1 parking space.

A -149-02 Brookland **approved**
SUNTECH HOMES requests a variance from Section 24-95(b)(8) to build a one-family dwelling at 8800 Hungary Road (Revilo) (Parcel 762-761-6559), zoned A-1, Agricultural District (Brookland). The lot width requirement and total lot area requirement are not met. The applicant has 15,047 square feet total lot area and 84.46 feet lot width, where the Code requires 30,000 square feet total lot area and 150 feet lot width. The applicant requests a variance of 14,933 square feet total lot area and 65.54 feet lot width.

A -143-02 Brookland **approved**
DELAINE MOORE requests a variance from Section 24-95(i)(2)a to build a detached garage at 9716 Purcell Road (East Jenningsville) (Parcel 770-759-5086), zoned R-4, One-family Residence District (Brookland). The accessory structure lot coverage requirement is not met. The applicant proposes 960 square feet of accessory structure floor area, where the Code allows 683 square feet. The applicant requests a variance of 277 square feet of accessory structure floor area.

A -142-02 Three Chopt **approved**
HOLLY AND RICK MEARS request a variance from Section 24-94 to build an addition at 11005 New Harvard Court (Wyndham) (Parcel 741-781-6753), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 37 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 3 feet rear yard setback.

A -147-02 Three Chopt **deferred**
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.

A -151-02 Tuckahoe **approved**

JOHN S. HAYDEN requests a variance from Section 24-94 to build an addition at 2303 Leighton Court (Tuckahoe Village West) (Parcel 730-749-0750), zoned R-2A, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant has 10.8 feet minimum side yard setback and 23.3 feet total side yard setback, where the Code requires 12 feet minimum side yard setback and 30 feet total side yard setback. The applicant requests a variance of 1.2 feet minimum side yard setback and 6.7 feet total side yard setback.

A -150-02 Fairfield **denied**

SHIRLEY A. TURNAGE requests a variance from Sections 24-95(b)(5), 24-95(c)(1), 24- 9 and 24-95(k) to build a one-family dwelling at 500 Grayson Avenue (Confederate Heights) (Parcel 793-740-1987), zoned R-3, One-family Residence District (Fairfield). The lot width requirement, least side yard setback, public street frontage requirement, side yard on corner lot, total lot area requirement, and total side yard setback are not met. The applicant has 47 feet public street frontage, 7,050 square feet total area, 47 feet lot width, 6.25 feet minimum side yard setback, 7.25 feet side yard setback on a corner lot, and 13.5 feet total side yard setback, where the Code requires 50 feet public street frontage, 8,000 square feet total lot area, 65 feet lot width, 7 feet minimum side yard setback, 10 feet side yard setback on a corner lot, and 14.1 feet total side yard setback. The applicant requests a variance of 3 feet public street frontage, 950 square feet total lot area, 18 feet lot width, 0.75 foot minimum side yard setback, 2.75 feet side yard setback on a corner lot, and 0.6 foot total side yard setback.

A -141-02 Varina **approved**

MARIA HUSKERSON POLLARD requests a variance from Sections 24-94 and 24- 9 to build a one-family dwelling at 514 Dabbs House Road (Parcel 808-726-0146), zoned A-1, Agricultural District (Varina). The lot width requirement and public street frontage requirement are not met. The applicant has 12 feet lot width and 12 feet public street frontage, where the Code requires 150 feet lot width and 50 feet public street frontage. The applicant requests a variance of 138 feet lot width and 38 feet public street frontage.

A -148-02 Varina **approved**

THEODORA A. MERRY requests a variance from Section 24- 9 to build a one-family dwelling at 4200 Whistling Arrow Drive (Parcel 809-717-5888), zoned R-3, 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.

A -145-02

Varina

approved

JOHN W. SIMMONS requests a variance from Sections 24-95(i)(2)c. and 24-94 to allow dwelling and accessory structures to remain at 8320 Bradbury Road (Parcel 837-684-8872), zoned A-1, Agricultural District (Varina). The accessory structure location requirement, total lot area requirement, and rear yard setback are not met. The applicant has 4 feet separation between accessory buildings, 0.93 acres of lot area, and 44.2 feet rear yard setback, where the Code requires 6 feet separation between accessory buildings, 1.00 acre of lot area and 50 feet rear yard setback.. The applicant requests a variance of 2 feet separation between accessory buildings, 0.07 acre of lot area, and 5.8 feet of rear yard setback.

UP-033-02

Varina

approved

GOOD NEIGHBOR VILLAGE requests a conditional use permit pursuant to Section 24-52(e) to expand a charitable institution for human care at 8825 Buffin Road (Parcels 821-680-7411, 5244 and 3262), zoned A-1, Agricultural District (Varina).