

Henrico County Board of Zoning Appeals

Thursday, February 26, 2004

A -012-04 Brookland **approved**

J. R. UNLIMITED requests a variance from Section 24-94 to allow the one-family dwelling to remain at 5315 Lucas Road (Parcel 768-756-7342), zoned R-3, One-family Residence District (Brookland). The front yard setback is not met. The applicant has 39 feet front yard setback, where the Code requires 40 feet front yard setback. The applicant requests a variance of 1 foot front yard setback.

A -007-04 Brookland **approved**

HOLIDAY BARN KENNEL requests a variance from Section 24-10(a) to build kennel additions at 3800 Mountain Road (Parcel 765-771-4745), zoned A-1, Agricultural District (Brookland). The agricultural distance requirements is not met. The applicant proposes kennel structures 60 feet from adjoining property, where the Code requires them to be 200 feet from adjoining property. The applicant requests a variance of 140 feet distance from adjoining property.

A -006-04 Three Chopt **approved**

CHESTER G. WADE requests a variance from Section 24-94 to build a front porch at 5557 Holman Drive (Wyndham Forest) (Parcel 745-777-6963), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). 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 -014-04 Three Chopt **approved**

STEVEN AND PAMELA STREETER request a variance from Section 24-94 to build a screened porch over an existing deck at 12208 Collinstone Place (Collinstone at Wyndham) (Parcel 737-780-0432), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 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.

UP-004-04 Tuckahoe **deferred**

COUNTRY CLUB OF VIRGINIA requests a conditional use permit pursuant to Section 24-12(b) to add a maintenance building and parking area at 710 S Gaskins Road (Parcel 735-733-6834), zoned R-0, One-family Residence District (Tuckahoe).

A -011-04 Tuckahoe **approved**
SUSAN C. COOGAN requests a variance from Sections 24-95(k) and (1) to build an addition at 11 Westham Parkway (Westham) (Parcel 758-734-4531), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant has 21 feet minimum side yard setback and 41 feet total side yard setback, where the Code requires 25 feet minimum side yard setback and 44 feet total side yard setback. The applicant requests a variance of 4 feet minimum side yard setback and 3 feet total side yard setback.

A -022-04 Tuckahoe **approved**
DR. DANIEL AND MIRIAM DAVIDOW request a variance from Section 24-95(c)(1) to build a garage addition at 202 Westham Parkway (Westham) (Parcel 758-735-0349), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicants have 5 feet minimum side yard setback, where the Code requires 12 feet minimum side yard setback. The applicants request a variance of 7 feet minimum side yard setback.

A -017-04 Three Chopt **approved**
C B RICHARD ELLIS requests a variance from Section 24-104(g)(2)d.2. to install a third project identification sign at 8100 Three Chopt Road (Parcel 758-743-3586), zoned O-2, Office District (Three Chopt). The maximum number of signs is not met. The applicant proposes 3 directional signs, where the Code allows 2 directional signs. The applicant requests a variance of 1 additional directional sign.

A -008-04 Tuckahoe **approved**
MARK SANDY requests a variance from Section 24-94 to build a screened porch at 2016 Wade Court (Fort King) (Parcel 750-751-4860), 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 -018-04 Brookland **approved**
EDGAR BOHANNON requests a variance from Sections 24-95(c)(1) and 24-95(k) to build garage and kitchen additions at 3900 Francistown Road (Huntington) (Parcel 757-759-8908), zoned R-3, One-family Residence District (Brookland). The least side yard setback, street side yard setback, and total side yard setback are not met. The applicant has 8 feet minimum side yard setback, 15 feet street side yard setback, and 24 feet total side yard setback, where the Code requires 12 feet minimum side yard setback, 25 feet street side yard setback, and 36 feet total side yard setback. The applicant requests a variance of 4 feet minimum side yard setback, 10 feet street side yard setback and 12 feet total side yard setback.

UP-005-04 Varina **approved**
NYW ENTERPRISES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary office trailer at 4731 Eubank Road (Parcel 815-711-9946), zoned M-1, Light Industrial District (Varina).

A -013-04 Varina **approved**
BILLY JOE OVERMAN, JR. AND KAREN OVERMAN request a variance from Section 24- 9 to build a one-family dwelling at 4830 Charles City Road (Parcel 838-700-4818 (part)), 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.

A -016-04 Varina **approved**
TIM FINNERTY requests a variance from Section 24-94 to allow a front porch to remain at 6616 Hines Road (Parcel 856-693-2077), zoned A-1, Agricultural District (Varina). The front yard setback is not met. The applicant has 38 feet front yard setback, where the Code requires 50 feet front yard setback. The applicant requests a variance of 12 feet front yard setback.

A -019-04 Varina **approved**
WANDA J. HARRIS requests a variance from Section 24- 9 to build a one-family dwelling at 2559 Yarnell Road (Parcel 814-695-9604), 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.

UP-027-03 Brookland **approved**
HOLIDAY BARN KENNEL requests a conditional use permit pursuant to Section 24-52(c) to expand the existing kennel at 3800 Mountain Road (Parcel 765-771-4745), zoned A-1, Agricultural District (Brookland).

A -144-03 Fairfield **deferred**
RCI BUILDERS requests a variance from Sections 24-95(c)(2) and 24-95(k) to build a one-family dwelling at 1800 Terrace Avenue (Hermitage Club Terrace) (Parcel 782-750-2829), zoned R-2, One-family Residence District (Fairfield). The rear yard setback and street side yard setback are not met. The applicant has 12 feet rear yard setback, and 10 feet street side yard setback, where the Code requires 25 feet rear yard setback and 25 feet street side yard setback. The applicant requests a variance of 13 feet rear yard setback and 10 feet street side yard setback.

A -004-04 Brookland **denied**
ABID KRAK appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 5401 Dickens Road (Parcel 773-744-3103), zoned R-2, One-family Residence District (Brookland).

UP-002-04

Varina

approved

W. C. ENGLISH INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 6919 Monahan Road (Parcel 823-698-3046), zoned A-1, Agricultural District (Varina).