

Henrico County Board of Zoning Appeals

Thursday, July 22, 2004

A -088-04 Brookland **denied**
ELEANOR B. HEMENWAY requests a variance from Section 24- 9 to build a one-family dwelling at 8504 Mapleview Avenue (Mount Vernon Heights) (Parcel 761-757-8820), zoned R-3, One-family Residence District (Brookland). 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 -078-04 Brookland **approved**
COURTNEY DEVELOPMENT requests a variance from Section 24-94 to build sunrooms on two condominiums at 10201 and 10203 Buchmill Drive (The Carriages at CrossRidge) (Parcel 766-762-1042 (part)), zoned R-6C, General Residence District (Conditional) (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 -085-04 Brookland **denied**
KEVIN GRIFFIS requests a variance from Section 24-95(k) to build a garage at 3036 Lakewood Road (Forest Lodge Acres) (Parcel 769-767-0502), zoned R-2, One-family Residence District (Brookland). The street side yard setback is not met. The applicant proposes 15 feet street side yard setback, where the Code requires 55 feet street side yard setback. The applicant requests a variance of 40 feet street side setback.

A -084-04 Three Chopt **approved**
TOM KACZMAREK requests a variance from Section 24-94 to build a screened porch at 5613 Stoneacre Place (Stoneacre at Wyndham) (Parcel 736-776-2850), zoned R-2C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 44 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 1 foot rear yard setback.

A -086-04 Three Chopt **approved**
KIM AND DENNIS KIRVEN request a variance from Section 24-94 to build a screened porch at 5913 Kelbrook Lane (Benning Oaks at Wyndham) (Parcel 736-777-5291), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 38 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 2 feet rear yard setback.

A -079-04 Three Chopt **approved**
CARL AND BETH ANN GUSTAFSON request a variance from Section 24-94 to build a Florida room at 2815 Woodmark Court (Woodmark at Wellesley) (Parcel 737-758-5768), zoned R-3AC, 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 -080-04 Tuckahoe **approved**
DENISE CAESAR-JUBA requests a variance from Sections 24-43(b) and 24-95(i)(1) to build a sunroom on the existing deck at 2728 Glen Point Circle (Ashley Glen) (Parcel 735-753-5322), zoned RTHC, Residential Townhouse District (Conditional) (Tuckahoe). The rear yard setback and setback for a deck are not met. The applicant proposes 26 feet rear yard setback and 22 feet setback for a deck, where the Code requires 35 feet rear yard setback and 25 feet setback for a deck. The applicant requests a variance of 9 feet rear yard setback and 3 feet setback for a deck.

A -089-04 Tuckahoe **deferred**
LORI L. BRENDLINGER requests a variance from Sections 24- 9 and 24-94 to build a one-family dwelling at 2431 Pump Road (Parcel 741-753-0370 (part)), zoned A-1, Agricultural District (Tuckahoe). The public street frontage requirement and total lot area requirement are not met. The applicant proposes 0.88 acre total lot area and 0 feet public street frontage, where the Code requires 1 acre total lot area and 150 feet public street frontage. The applicant requests a variance of 0.12 acre total lot area and 150 feet public street frontage.

A -081-04 Three Chopt **approved**
SHIRLEY H. HALL requests a variance from Section 24-95(c)(4) to build a carport at 9501 Wyndhurst Drive (Westbriar) (Parcel 753-753-0005), zoned R-3, One-family Residence District (Three Chopt). The least side yard setback and total side yard setback are not met. The applicant proposes 0 feet minimum side yard setback and 15 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 12 feet minimum side yard setback and 15 feet total side yard setback.

A -083-04 Tuckahoe **approved**
TAYLOR AND LEVONNE COUSINS request a variance from Section 24-95(c)(1) to build a carport at 7706 Hampshire Road (Westham) (Parcel 760-737-4401), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicants propose 4 feet minimum side yard setback and 16 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 30 feet total side yard setback. The applicants request a variance of 6 feet minimum side yard setback and 14 feet total side yard setback.

A -082-04 Brookland **approved**
STARLA W. CROSSLEY requests a variance from Section 24-95(c)(4) to build an addition at 6812 Locust Street (Greendale Forest) (Parcel 769-747-3085), zoned R-4, One-family Residence District (Brookland). The front yard setback is not met. The applicant has 25 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 10 feet front yard setback.

UP-020-04 Fairfield **approved**
BRENDA LEE GRAY requests a conditional use permit pursuant to Section 24-12(g) to operate a family day home at 7808 Kahlua Drive (Three Fountains North) (Parcel 792-753-1908), zoned R-2A, One-family Residence District (Fairfield).

A -076-04 Varina **denied**
CLAIBORNE LANGE requests a variance from Section 24-95(b)(6) to build a one-family dwelling at 4903 Summerest Avenue (Larchmont) (Parcel 815-715-2800), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 1,000 square feet total lot area.

A -077-04 Varina **approved**
BRUCE AND ASHLEY REID request a variance from Section 24- 9 to build a one-family dwelling at 7641 Allen Woods Lane (Parcel 800-691-3208 (part)), zoned R-3, One-family Residence 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.

UP-004-04 Tuckahoe **withdrawn**
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).

UP-016-04 Fairfield **approved**
RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 3621 Creighton Road (Dominion Townes) (Parcel 809-729-7165), zoned RTHC, Residential Townhouse District (Conditional) (Fairfield).

UP-019-04 Fairfield **approved**
WORLD WIDE ENTERTAINMENT GROUP requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a carnival at 10101 Brook Road (Parcel 785-771-0111), zoned B-3C, Business District (Conditional) (Fairfield).