

Henrico County Board of Zoning Appeals

Thursday, March 24, 2005

A -025-05 Fairfield **approved**

HAMID AND LINDA AL-ABDULLA request a variance from Sections 24-95(c)(4) and 24-95(c)(1) to enclose an existing porch at 2108 Clarke Street (Bryan Park Village) (Parcel 781-745-4947), zoned R-4, One-family Residence District (Fairfield). The front yard setback, least side yard setback, and total side yard setback are not met. The applicants have 32 feet front yard setback, 4 feet minimum side yard setback and 9 feet total side yard setback, where the Code requires 35 feet front yard setback, 7 feet minimum side yard setback and 15 feet total side yard setback. The applicant requests a variance of 3 feet front yard setback, 3 feet minimum side yard setbacks and 6 feet total side yard setback.

A -022-05 Fairfield **deferred**

FREDDY COBB requests a variance from Section 24-95(d)(2) to build a one-family dwelling at 2725 Hungary Road (Parcel 770-758-9784), zoned R-3, One-family Residence District (Fairfield). The lot width requirement is not met. The applicant has 78 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 22 feet lot width.

A -028-05 Brookland **denied**

GREG AND SUE THORN request a variance from Sections 24-95(i)(2), 24-95(i)(2)c. and 24-95(k) to allow the existing carport to remain at 2857 Haley's Hollow Road (Haley's Hollow) (Parcel 771-769-8941), zoned R-2A, One-family Residence District (Brookland). The accessory structure location requirement, accessory structure setback, and least side yard setback are not met. The applicants have an accessory structure in the front yard with 7 feet minimum side yard setback and 7 feet setback to the principal structure, where the Code allows accessory structures in the rear yard and requires 65 feet minimum side yard setback and 10 feet setback from the principal structure. The applicants request a variance of 58 feet minimum side yard setback and 3 feet setback from the principal structure for an accessory structure in the front yard.

A -033-05 Three Chopt **approved**

WILLEM A. DU PLESSIS requests a variance from Section 24-94 to build an attached 2-story garage at 4409 Lumberjack Lane (The Woods at Innsbrook) (Parcel 754-764-0368), zoned R-3A, One-family Residence District (Three Chopt). The least side yard setback is not met. The applicant proposes 7 feet minimum side yard setback, where the Code requires 10 feet minimum side yard setback. The applicant requests a variance of 3 feet minimum side yard setback.

A -034-05 Tuckahoe **approved**
BRADFORD J. BRADY requests a variance from Section 24-95(i)(2)a. to build a detached garage at 2601 Causeway Drive (Parcel 732-755-3210), zoned R-5, General Residence District (Tuckahoe). The accessory structure lot coverage requirement is not met. The applicant proposes an accessory structure of 2,000 square feet, where the Code allows 525 square feet. The applicant requests a variance of 1,475 square feet accessory structure size.

A -026-05 Tuckahoe **approved**
GRACE COMMUNITY BAPTIST CHURCH requests a variance from Section 24-94 to allow an addition to remain at 2400 Pump Road (Parcel 740-753-6225), zoned A-1, Agricultural District (Tuckahoe). The rear yard setback is not met. The applicant has 49 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicant requests a variance of 1 foot rear yard setback.

A -029-05 Tuckahoe **approved**
MARGIE AND JAMES COHEN request a variance from Section 24-41(e) to build a Florida room at 1628 Logwood Circle (Gayton Forest Townhouses) (Parcel 743-747-2312), zoned RTH, Residential Townhouse District (Tuckahoe). The rear yard setback is not met. The applicants propose 17 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicants request a variance of 13 feet rear yard setback.

A -035-05 Tuckahoe **approved**
MICHAEL AND LINDA PAGEL request a variance from Section 24-95(k) to build an attached garage at 1008 Lakewater Drive (Westmoor) (Parcel 746-742-7230), zoned R-2A, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant proposes minimum side yard setbacks of 14 feet for the principal structure and 11 feet for an accessory structure, where the Code requires minimum side yard setbacks of 25 feet for the principal structure and 65 feet for an accessory structure. The applicant requests a variance from the minimum side yard setbacks of 11 feet for the principal structure and 54 feet for an accessory structure.

A -031-05 Tuckahoe **approved**
ERNESTINE STARKE requests a variance from Section 24-94 to build a one-family dwelling at 1200 Maywood Road (Ridgeway Farms) (Parcels 755-742-8330 and 8021), zoned R-3, One-family Residence District (Tuckahoe). The lot width requirement is not met. The applicant has 77 feet lot width, where the Code requires 80 feet lot width. The applicant requests a variance of 3 feet lot width.

UP-004-05 Tuckahoe **approved**
WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to install a temporary storage trailer at 401 North Parham Road (Parcel 753-736-0655), zoned R-1, One-family Residence District (Tuckahoe).

A -018-05

Brookland

approved

SHARON M. DAJON requests a variance from Section 24-95(k) to convert the existing porch into a Florida room at 1900 Shenandoah Avenue (Shenandoah Place) (Parcel 772-738-0920), zoned R-3, One-family Residence District (Brookland). The least side yard setback is not met. The applicant has 8 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 17 feet minimum side yard setback.