# Henrico County Board of Zoning Appeals Thursday, October 22, 2009

A -014-09 Fairfield approved EMERALD LAND DEVELOPMENT, LLC requests a variance from Sections 24-95(c)(2) and (4) to build a one-family dwelling at 9724 North Run Road (Parcel 781-760-8299), zoned R-4, One-family Residence District (Fairfield).

The rear yard setback and front yard setback are not met. The applicant proposes 31 feet front yard setback and 15 feet rear yard setback, where the Code requires 35 feet front yard setback and 25 feet rear yard setback. The applicant requests a variance of 4 feet front yard setback and 10 feet

## A -008-09

approved VIRGINIA LANDBANK COMPANY requests a variance from Section 24-9 to build a one-family dwelling at 2421 Hartman Street (Montezuma Farms) (Parcel 801-728-7752), zoned R-4, One-family Residence District (Fairfield).

Fairfield

Varina

Varina

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 -013-09

CURNOW DEVELOPMENT, INC. requests a variance from Section 24-94 to build a one-family dwelling at 600 Robcurn Drive (Stoney Creek) (Parcel 807-725-7282), zoned R-3AC, One-family Residence District (Conditional) (Varina). The total lot area requirement and rear yard setback are not met. The applicant has 7,722 square feet total lot area and proposes 20 feet rear yard setback, where the Code requires 9,500 square feet total lot area and 35 feet rear yard set back. The applicant requests a variance of 1,778 square feet total lot area and 15 feet rear yard setback.

## UP-017-09

THE EAST END LANDFILL, LLC requests a conditional use permit pursuant to Section 24-116(c)(3) to expand the existing landfill at 1850 Darbytown Road (Parcels 808-706-6679, 809-707-1585 and 808-708-0513), zoned B-3, Business District and M-2, General Industrial District (Varina).

## A -012-09

THERESA A. STERN requests a variance from Section 24-95(b) to build a one-family dwelling at 2560 Kingsland Road (Parcel 825-678-5390), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 132 feet of lot width, where the Code requires 150 feet of lot width. The applicant requests a variance for 18 feet of lot width.

## denied

## denied

#### approved