

**HENRICO COUNTY**  
**BOARD OF ZONING APPEALS AGENDA**  
**FOR**  
**APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS**

**APRIL 24, 2014**

**9:00 AM**



**BOARD OF ZONING APPEALS**

Gregory R. Baka  
Gentry Bell  
Helen E. Harris  
J. W. Nunnally  
R. A. Wright

**ZONING DIVISION - DEPARTMENT OF PLANNING**

R. Joseph Emerson, Jr., AICP, Director of Planning  
David D. O'Kelly, Asst Director of Planning  
Benjamin W. Blankinship, AICP, Division Manager  
Paul M. Gidley, County Planner III  
R. Miguel Madrigal, County Planner  
June Redford, GIS Technician  
Sally Ferrell, Account Clerk



*County of Henrico, Virginia*  
*Board of Zoning Appeals*

Henrico County Government Center  
Board Room of the County Administration Building  
4301 E Parham Road, Henrico, Virginia

**Thursday, April 24, 2014**

Deferred from Previous Meeting

**CUP2013-00034** BRUCE AND PAGE BOURGEOIS request a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a pool in the side yard at 2316 Persimmon Trek (LAKE LOREINE) (Parcel 743-754-0927) zoned One-Family Residential District (R-2A) and Conservation District (C-1) (Three Chopt).  
**Approved**

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**CUP2014-00009** DOMINION GOLF OF VIRGINIA, LLC requests a conditional use permit pursuant to Section 24-89(c) of the County Code to develop a wetlands mitigation bank at 300 Lee Ave (Parcel 824-730-0699) zoned One-Family Residential District (R-2A) and Conservation District (C-1) (Varina).  
**Deferred**

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**VAR2014-00006** JORDAN JEFFERSON requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 8844 Varina Rd (Parcel 810-678-4680) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicant proposes 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.  
**Approved**

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New Applications

**VAR2013-00011** MELANIE LAPKIN requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 811 Lakeside Blvd (LAKESIDE TERRACE) (Parcel 785-751-6588) zoned One-Family Residential District (R-3) (Fairfield). The lot width requirement and total lot area requirement are not met. The applicant proposes 6,000 square feet of lot area and 60 feet of lot width, where the Code requires 8,000 square feet of lot area and 65 feet of lot width. The applicant requests a variance of 2,000 square feet of lot area and 5 feet of lot width.  
**Approved**

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**APL2014-00002** LEONARD L. CLARKE appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 611 York Ave (YORK MANOR) (Parcel 821-720-1927) zoned One-Family Residential District (R-3) (Varina).  
**Withdrawn**

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**CUP2014-00014** MICHAEL P. GRIM requests a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a noncommercial kennel at 9211 Venetian Way (WESTMOOR) (Parcel 749-742-0044) zoned One-Family Residential District (R-2A) (Tuckahoe).  
**Approved**

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**CUP2014-00015** KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 11895 W Broad St (Parcel 735-762-9743) zoned Business District (B-2C) and West Broad Street Overlay (WBSO) (Three Chopt).  
**Approved**

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| <b>CUP2014-00016</b><br><b>Approved</b> | KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 1510 Eastridge Rd (Parcel 754-744-6868) zoned Business District (B-2C) and Office District (O-2) (Three Chopt).                 |
| <b>CUP2014-00017</b><br><b>Approved</b> | KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 9480 W Broad St (Parcel 756-758-4127) zoned Business District (B-2) (Brookland).  |
| <b>CUP2014-00018</b><br><b>Approved</b> | KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 4816 S Laburnum Ave (LABURNUM SQUARE) (Parcel 815-714-7661) zoned Business District (B-2) and Business District (B-3) (Varina). |

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