

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

AUGUST 27, 2015

9:00 AM



BOARD OF ZONING APPEALS

Gregory R. Baka
Gentry Bell
Dennis J. Berman
Helen E. Harris
Mark W. Romers

**ZONING DIVISION - DEPARTMENT OF
PLANNING**

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant 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, August 27, 2015

Deferred from Previous Meeting

VAR2015-00007 MIKA AND HENNA E. ELOVAARA request a variance from Sections 24-95(c) (4) and 24-95(i)(1) of the County Code to allow the existing improvements to remain at 1804 Rockwood Rd (BERKELEY PARK) (Parcel 761-746-9054) zoned One-Family Residential District (R-3) (Tuckahoe). The front yard setback is not met. The applicants propose 29 feet front yard setback and steps extending 11 feet, where the Code requires 35 feet front yard setback and allows steps extending 10 feet. The applicants request a variance of 6 feet front yard setback and steps extending 1 foot.

New Applications

CUP2015-00026 ROBERT LANPHEAR requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow an accessory structure in the front yard at 506 Old Providence Cir (CARTER'S RIDGE) (Parcel 754-738-8730) zoned One-Family Residential District (R-3) (Tuckahoe).

VAR2015-00009 ROBERT AND JANET KONDAKOR request a variance from Section 24-9 of the County Code to build a one-family dwelling at 9440 James St (DEEP BOTTOM FARMS) (Parcel 829-673-0296) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicants propose 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.

VAR2015-00010 DEBRA J. O'BRIEN requests a variance from Section 24-94 of the County Code to build an attached two-car garage at 8925 Rearden Rd (MOORELAND FARMS) (Parcel 744-732-6089) zoned One-Family Residential District (R-1) (Tuckahoe). The rear yard setback is not met. The applicant proposes 46 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.
