

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

JULY 23, 2015

9:00 AM



BOARD OF ZONING APPEALS

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

ZONING DIVISION - DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, 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, July 23, 2015

New Applications

CUP2015-00023 Approved	CHRISTOPHER AND JENNIFER FOX 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 8104 Spencely Pl (WINDSOR ON TH JAMES) (Parcel 756-730-5862) zoned One-Family Residential District (R-1) (Tuckahoe).
VAR2015-00006 Denied	LSR GROUP LLC requests a variance from Section 24-70(b)(3) of the County Code to operate a contractor's equipment storage yard at 6117 Staples Mill Rd (Parcel 774-747-1018) zoned General Industrial District (M-2) (Brookland). The industrial distance requirement is not met. The applicant proposes 180 feet from an R district, where the Code requires 300 feet from an R district. The applicant requests a variance of 120 feet from an R district.
CUP2015-00024 Approved	MICHELLE COZART-MACKLIN requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a garage to remain in the side yard at 7162 Messer Rd (Parcel 806-696-6632) zoned One-Family Residential District (R-2A) (Varina).
CUP2015-00025 Approved	WEST TOWER LLC requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a festival at 8900 W Broad St (Parcel 759-756-4583) zoned Business District (B-2), Business District (B-3) and General Residential District (R-6) (Brookland).
VAR2015-00007 Deferred	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 and front yard setback are not met. The applicant propose 29 feet front yard setback and steps extending 11 feet, where the Code requires 35 feet front yard setback and steps extending 10 feet. The applicant request a variance of 6 feet front yard setback and steps extending 1 foot.