

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

JUNE 25, 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, June 25, 2015

Deferred from Previous Meeting

VAR2015-00003 JAMES D. AND FRANCES PREVETTE request a variance from Sections 24-9 and 24-94 of the County Code to build a one-family dwelling at 5319 Wythe Ave (Parcel 770-736-4519) zoned General Residential District (R-5) (Brookland). The public street frontage requirement and rear yard setback are not met. The applicant propose 0 feet public street frontage and 25 feet rear yard setback, where the Code requires 50 feet public street frontage and 35 feet rear yard setback. The applicant request a variance of 50 feet public street frontage and 10 feet rear yard setback.

New Applications

CUP2015-00019 JAMES W. PYROR 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 7118 Strath Rd (STRATH ESTATES) (Parcel 816-696-3572) zoned Agricultural District (A-1) (Varina).

CUP2015-00020 TERESA JONES 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 10810 Branberry Ln (CROSS KEYS SOUTH) (Parcel 747-755-1040) zoned One-Family Residential District (R-3) (Three Chopt).

VAR2015-00004 MT INVESTMENTS, LLC requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 7500 Moss Side Ave (STUART RIDGE ADDN) (Parcel 786-753-3006) zoned One-Family Residential District (R-3) (Fairfield). The lot width requirement and total lot area requirement are not met. The applicant proposes 7,500 square feet lot area and 50 feet lot width, where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant requests a variance of 500 square feet lot area and 15 feet lot width.

VAR2015-00005 EMERALD LAND DEVELOPMENT LLC requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 10908 Greenwood Rd (Parcel 776-769-6061) zoned Agricultural District (A-1) (Brookland). The lot width requirement is not met. The applicant proposes 126 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 24 feet lot width.

CUP2015-00022 EASTERN HENRICO RURITAN CLUB requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to allow a turkey shoot at 3808 Nine Mile Rd (Parcel 806-723-4768) zoned Agricultural District (A-1) (Varina).
