

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

**OCTOBER 27, 2016**

**9:00 AM**



**BOARD OF ZONING APPEALS**

Gregory R. Baka  
Gentry Bell  
Dennis J. Berman  
Helen E. Harris  
William M. Mackey, Jr.

**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 IV  
R. Miguel Madrigal, County Planner II  
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, October 27, 2016**

Deferred from Previous Meeting

**CUP2016-00020** CURLES NECK PROPERTIES, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 of the County Code to extract materials from the earth at 4721 Curles Neck Rd (Parcels 833-666-1289 and 834-666-2189) zoned Agricultural District (A-1) (Varina).  
**Approved**

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New Applications

**VAR2016-00018** JACKIE L. ALLEN requests a variance from Section 24-95(c)(1), 24-95(c)(4) of the County Code to build an addition at 3708 Hargrove Ave (PLEASANT VIEW) (Parcel 801-735-4375) zoned One-Family Residential District (R-4) (Fairfield). The least side yard setback, total side yard setback and front yard setback are not met. The applicant proposes 4 feet least side yard setback, 16 feet sum of side yard setbacks, and 32 feet front yard setback, where the Code requires 7 feet least side yard setback, 18 feet sum of side yard setbacks, and 35 feet front yard setback. The applicant requests a variance of 3 feet least side yard setback, 2 feet sum of side yard setbacks, and 3 feet front yard setback.  
**Approved**

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**CUP2016-00022** RIVER POOLS & SPAS requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a pool in the side yard at 5808 Grayley Ct (HENLEY) (Parcel 732-774-7197) zoned Agricultural District (A-1) (Three Chopt).  
**Approved**

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**CUP2016-00023** HOME DEPOT requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a temporary sales stand at 6501 W Broad St (Parcel 768-742-3277) zoned Business District (B-3) (Tuckahoe).  
**Approved**

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**CUP2016-00024** HOME DEPOT requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a temporary sales stand at 11260 W Broad St (Parcel 742-762-4307) zoned Light Industrial District (M-1C) and West Broad Street Overlay (WBSO) (Three Chopt).  
**Approved**

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**CUP2016-00025** KEN LEWANDOWSKI requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a detached garage in the side yard at 2730 Kingsland Rd (LAKE ZEHLER ESTATES) (Parcel 827-679-8766) zoned Agricultural District (A-1) (Varina).  
**Approved**

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**CUP2016-00026** KANAWHA RECREATION ASSOCIATION requests a conditional use permit pursuant to Section 24-12(b) of the County Code to expand a noncommercial recreation facility at 8100 Holmes Ave (Parcel 755-735-8779) zoned One-Family Residential District (R-3) (Tuckahoe).  
**Approved**

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**VAR2016-00019**

**Approved**

BRENT AND JUSTINE WINN request a variance from Section 24-94 of the County Code to build an addition at 9601 Cragmont Dr (TUCKAHOE NORTH SECT) (Parcel 743-736-2416) zoned One-Family Residential District (R-1) (Tuckahoe). The rear yard setback is not met. The applicant propose 49 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicant request a variance of 1 foot rear yard setback.

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