

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

**AUGUST 23, 2018**

**9:00 AM**



**BOARD OF ZONING APPEALS**

Gentry Bell  
Terone B. Green  
Helen E. Harris  
Walter L. Johnson, Jr.  
James W. Reid

**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  
Kuronda Powell, 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 23, 2018**

New Applications

- CUP2018-00016** WILLIAM GURLEY 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 8312 Caroline Vines Way (ESTATES AT WILLIS CHURCH) (Parcel 851-684-6416) zoned Agricultural District (A-1) (Varina).  
**Approved**
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- CUP2018-00023** RICHMOND ELKS LODGE requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a turkey shoot at 10022 Elks Pass Ln (Parcel 750-768-4929) zoned Agricultural District (A-1) (Three Chopt).  
**Approved**
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- CUP2018-00025** RYAN BRADLEY 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 205 Westham Pkwy (WESTHAM) (Parcel 758-735-3797) zoned One-Family Residential District (R-1) (Tuckahoe).  
**Approved**
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- CUP2018-00026** RICHMOND BETH-EL CEMETERY requests a conditional use permit pursuant to Section 24-52 (h) of the County Code to expand an existing cemetery at 100 Oronoco Ave (Parcel 791-739-8265) zoned Agricultural District (A-1) (Fairfield).  
**Approved**
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- VAR2018-00013** NORA DETRIQUET requests a variance from Section 24-95(l)(7) of the County Code to build a fenced play area at 1606 Ridgehaven Rd (RIDGEHAVEN) (Parcel 754-745-8060) zoned One-Family Residential District (R-3) (Three Chopt). The accessory structure height requirement is not met. The applicant proposes 8 feet fence height, where the Code requires 7 feet fence height. The applicant requests a variance of 1 foot fence height.  
**Denied**
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- VAR2018-00014** DONELL PRENTISS requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 8497 Strath Rd (Parcel 817-683-5202) 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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- VAR2018-00015** LISA ROSSI requests a variance from Section 24-95(c)(1) of the County Code to build an addition at 6106 Morningside Dr (WESTWOOD TERRACE) (Parcel 768-740-8908) zoned One-Family Residential District (R-3) (Brookland). The least side yard setback and total side yard setback are not met. The applicant proposes 6 feet least side yard setback and 15 feet sum of side yard setbacks, where the Code requires 7.5 feet least side yard setback and 22.5 feet sum of side yard setbacks. The applicant requests a variance of 1.5 feet least side yard setback and 7.5 feet sum of side yard setbacks.  
**Approved**

