

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

JUNE 27, 2019

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, June 27, 2019

New Applications

APL2019-00005 Withdrawn	SPENCER MOORE appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 7356 Osborne Tpk (RICHMOND HEIGHTS) (Parcel 802-694-3132) zoned Business District (B-1) and One-Family Residential District (R-3) (Varina).
CUP2019-00019 Approved	DEON A. KADO requests a conditional use permit pursuant to Sections 24-12(e) and 24-52(a) of the County Code to allow a noncommercial kennel at 104 Early Meadows Ct (EARLY MEADOWS) (Parcel 828-720-8541) zoned Agricultural District (A-1) (Varina).
CUP2019-00020 Approved	WEST END ASSEMBLY OF GOD requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a tent at 401 N Parham Rd (Parcel 753-736-0655) zoned One-Family Residential District (R-1) (Tuckahoe).
CUP2019-00021 Approved	BRAXTON PRUITT 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 7204 Beechwood Dr (LINDSAY PLACE) (Parcels 758-737-4696 and 758-737-5088) zoned One-Family Residential District (R-3) (Tuckahoe).
CUP2019-00022 Approved	KANIKKA BLAKELY requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 5412 Huntington Ave (CHAMBERLAYNE ESTS) (Parcel 791-746-1426) zoned One-Family Residential District (R-4) (Fairfield).
CUP2019-00023 Approved	JAMES RIVER ASSOCIATION requests a conditional use permit pursuant to Sections 24-12(b) and 24-52(a) of the County Code to allow a noncommercial recreation facility at 5501 New Market Rd (Parcel 846-669-1230) zoned Agricultural District (A-1) (Varina).
CUP2019-00024 Approved	BRIEL FARM SOLAR, LLC requests a conditional use permit pursuant to Section 24-116(d)(2) of the County Code to allow a renewable energy facility at 2701 Meadow Rd (Parcel 842-716-0583) zoned Light Industrial District (M-1C) (Varina).

VAR2019-00014 Denied	LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 213 N Virginia Ave (BUNGALOW CITY) (Parcel 817-728-0695) zoned One-Family Residential District (R-3) (Varina). The lot width requirement and total lot area requirement are not met. The applicant proposes 6,500 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 1,500 square feet lot area and 15 feet lot width.
VAR2019-00015 Deferred	PAULA YOUNG requests a variance from Section 24-94 of the County Code to build a screened porch on an existing deck at 9741 Pemberton Crossing Dr (PEMBERTON CROSSING) (Parcel 753-756-7574) zoned General Residential District (R-5AC) (Three Chopt). The rear yard setback is not met. The applicant proposes 22 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 13 feet rear yard setback.
VAR2019-00016 Approved	BAKAR HOMES, LLC requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 8714 Midway Rd (WESTHAMPTON STTLMNT) (Parcel 751-740-8708) zoned One-Family Residential District (R-3) (Tuckahoe). The lot width requirement is not met. The applicant proposes 50 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 15 feet lot width.
VAR2019-00017 Approved	EDMUND RENNOLDS requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 323 Hanover Rd (Parcel 830-722-1340) zoned Agricultural District (A-1) (Varina). The lot width requirement is not met. The applicant proposes 148 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 2 feet lot width.