

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

FEBRUARY 27, 2020

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, February 27, 2020

New Applications

CUP2020-00002 Denied	MATHEW SACHS requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at 2021 Milbank Rd (SKIPWITH FARMS) (Parcel 758-748-0775) zoned One-Family Residential District (R-2) (Three Chopt).
CUP2020-00003 Approved	RAYMOND LEE requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at 4756 Minor Rd (Parcel 737-768-8440) zoned Agricultural District (A-1) (Three Chopt).
VAR2020-00001 Approved	ROOPESH AND SEEMA PATEL request a variance from Section 24-95(b)(5) of the County Code to allow a one-family dwelling to remain at 6223 Monument Ave (WESTVIEW MANOR) (Parcel 767-738-6297) zoned One-Family Residential District (R-3) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant propose 7,277 square feet lot area and 60 feet lot width, where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant request a variance of 723 square feet lot area 5 feet lot width.
VAR2020-00002 Approved	ROOPESH AND SEEMA PATEL request a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 6221 Monument Av (WESTVIEW MANOR) (Parcel 767-738-6297) zoned One-Family Residential District (R-3) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant propose 6,963 square feet lot area and 60 feet lot width, where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant request a variance of 1,037 square feet lot area and 5 feet lot width.
VAR2020-00004 Approved	WILLIAMS CONTRACTING LLC requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 134 N Mapleleaf Ave (HIGHLAND SPRINGS) (Parcel 824-724-9547) zoned One-Family Residential District (R-4) (Varina). The lot width requirement and total lot area requirement are not met. The applicant proposes 5,460 square feet lot area and 47.5 feet lot width, where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 540 square feet lot area and 2.5 feet lot width.

VAR2020-00006 LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 113 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-5291) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.

VAR2020-00007 LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 111 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-4686) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.

VAR2020-00008 LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 109 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-4686) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.

VAR2020-00009 COLEMAN R. POTTEIGER II requests a variance from Section 24-94 of the County Code to build an addition at 4407 Wistar Rd (Parcel 769-751-4104) zoned One-Family Residential District (R-3) (Brookland). The rear yard setback is not met. The applicant proposes 28 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback.
