

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

JUNE 25, 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, June 25, 2020

Deferred from Previous Meeting

VAR2020-00005 DAVID MARTIN requests a variance from Section 24-95(b) of the County Code to build a one-family dwelling at 11300 Greenwood Rd (LAKEVIEW) (Parcel 773-772-6459) zoned Agricultural District (A-1) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant proposes 17,800 square feet lot area and 70 feet lot width, where the Code requires 30,000 square feet lot area and 150 feet lot width. The applicant requests a variance of 12,200 square feet lot area and 80 feet lot width.

Denied

VAR2020-00010 PAMELA JOHNSON requests a variance from Section 24-95(b) of the County Code to build a one-family dwelling at 11308 Greenwood Rd (LAKEVIEW) (Parcel 773-772-5965) zoned Agricultural District (A-1) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant proposes 19,600 square feet lot area and 75 feet lot width, where the Code requires 30,000 square feet lot area and 150 feet lot width. The applicant requests a variance of 10,400 square feet lot area and 75 feet lot width.

Denied

New Applications

CUP2020-00007 WILLIAM A. ROGERS requests a conditional use permit pursuant to Section 24-12(h) of the County Code to allow short-term rental of a dwelling at 5401 Dickens Rd (Parcel 773-744-3103) zoned One-Family Residential District (R-2) (Brookland).

Deferred

VAR2020-00011 INDERPREET SINGH requests a variance from Section 24-13.1(d)(2) of the County Code to build an addition at 11432 Pinedale Dr (HUNTERS TRACE) (Parcel 744-772-7875) zoned General Residential District (R-5AC) (Three Chopt). The rear yard setback and side yard setback are not met. The applicant proposes 14 feet side yard and 28 feet rear yard, where the Code requires 20 feet side yard and 35 feet rear yard. The applicant requests a variance of 6 feet side yard and 7 feet rear yard.

Approved

VAR2020-00013 LIBERTY HOMES requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 11581 Edinburgh Rd (MCDONALDS SMALL FMS) (Parcel 744-762-0359) zoned Agricultural District (A-1) (Three Chopt). The total lot area requirement is not met. The applicant proposes 0.67 acre lot area, where the Code requires 1.0 acre lot area. The applicant requests a variance of 0.33 acre lot area.

Denied

VAR2020-00014 LIBERTY HOMES requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 409 W Jerald St (HIGHLAND SPRINGS) **Withdrawn** (Parcel 819-724-8717) zoned One-Family Residential District (R-3) (Varina). The least side yard setback is not met. The applicant proposes 10 feet least side yard setback, where the Code requires 12 feet least side yard setback. The applicant requests a variance of 2 feet least side yard setback.

VAR2020-00015 MELINDA AND DAVID HAWXHURST request a variance from Section 24-94 of the County Code to build an addition at 2309 Thousand Oaks Dr (THOUSAND OAKS) (Parcel 762-749-1118) zoned One-Family Residential District (R-3) (Tuckahoe). The rear yard setback is not met. The applicant propose 29 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant request a variance of 11 feet rear yard setback.
