

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

AUGUST 26, 2021

9:00 AM



BOARD OF ZONING APPEALS

Gentry Bell
Terone B. Green
Walter L. Johnson, Jr.
Terrell A. Pollard
James W. Reid, 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
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 26, 2021

Deferred from Previous Meeting

CUP2021-00015 CHRISTOPHER RYAN HARRIS 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 1800 Brema Rd (WESTWOOD HOME SITES) (Parcel 769-739-8024) zoned One-Family Residential District (R-3) (Brookland).
Approved

New Applications

CUP2021-00017 ARIELLA HARGRAVE requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 8707 Bedell Rd (WINDSORDALE) (Parcel 753-749-6315) zoned One-Family Residential District (R-3) (Three Chopt).
Approved

VAR2021-00018 DAVID AND PATRICIA BAILEY request a variance from Section 24-43(b) of the County Code to build a screened porch on an existing deck at 11802 South Downs Sq (SUSSEX SQUARE) (Parcel 735-747-7158) zoned Residential Townhouse District (RTH) (Tuckahoe). The rear yard setback is not met. The applicant propose 17 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicant request a variance of 13 feet rear yard setback.
Denied

VAR2021-00019 SUDHAKARA BOBBITY AND SANTHA ALLAGADDA request a variance from Section 24-13.1(d)(2) of the County Code to build a screened porch and a deck at 9701 Pemberton Crossing Dr (PEMBERTON CROSSING) (Parcel 754-756-2236) zoned General Residential District (R-5AC) (Three Chopt). The rear yard setback is not met. The applicant propose 23 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant request a variance of 12 feet rear yard setback.
Denied

VAR2021-00021 THOMAS AND REBECCA ARRUDA request a variance from Section 24-94 of the County Code to build a screened porch on an existing deck at 4904 Cobblestone Landing PI (COBBLESTONE LANDING @ TWN HKRY) (Parcel 742-765-9481) zoned One-Family Residential District (R-3C) (Three Chopt). The rear yard setback is not met. The applicant propose 30 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant request a variance of 10 feet rear yard setback.
Approved

VAR2021-00022 WILLIAM FOWLER requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 5219 Montpelier St (NATIONAL HEIGHTS) (Parcel 805-712-6071) zoned One-Family Residential District (R-4) (Varina). The lot width requirement and total lot area requirement are not met. The applicant proposes 45 feet lot width and 5,855 square feet lot area, where the Code requires 50 feet lot width and 6,000 square feet lot area. The applicant requests a variance of 4 feet lot width and 145 square feet lot area.

VAR2021-00023 NEXT STEP LAND CORP. requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 509 North Rd (Parcel 790-746-4266) zoned Agricultural District (A-1) (Fairfield). The lot width requirement and total lot area requirement are not met. The applicant proposes 0.693 acre lot area and 60 feet lot width, where the Code requires 1 acre lot area and 150 feet lot width. The applicant requests a variance of 0.307 acre lot area and 90 feet lot width.
