

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

JUNE 24, 2021

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 24, 2021

Deferred from Previous Meeting

CUP2021-00011 CLAUDIA ROBLES ARIAS requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 10401 Staples Mill Rd (Parcel 764-765-7780) zoned One-Family Residential District (R-2) (Brookland).
Approved

New Applications

CUP2021-00013 CHANDLER AND ASHLEY EWING request a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a noncommercial kennel at 6116 Bradford Landing Dr (BRADFORD AT WYNDHAM) (Parcel 736-779-0758) zoned One-Family Residential District (R-3C) (Three Chopt).
Deferred

CUP2021-00014 THOMAS W. BELVIN requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build an accessory building in the side yard at 11435 River Run Dr (ROCK SPRING ESTATES) (Parcel 765-775-7793) zoned Agricultural District (A-1) (Brookland).
Approved

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 Bremo Rd (WESTWOOD HOME SITES) (Parcel 769-739-8024) zoned One-Family Residential District (R-3) (Brookland).
Deferred

CUP2021-00016 BRENT CHRISTIAN requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a detached garage in the side yard at 8971 Buffin Rd (Parcel 822-678-6093) zoned Agricultural District (A-1) (Varina).
Approved

VAR2021-00012 JASON MARKOWITZ requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 149 York River Rd (Parcel 835-718-3009) 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

VAR2021-00014 SUZANNE HARRISON requests a variance from Section 24-95(u)(2) of the County Code to build a deck at 1701 Hollandale Rd (TUCKAHOE VILLAGE) (Parcel 736-744-2220) zoned One-Family Residential District (R-2) (Tuckahoe). The setback from the floodplain is not met. The applicant proposes 0 feet setback from floodplain, where the Code requires 15 feet setback from floodplain. The applicant requests a variance of 15 feet setback from floodplain.
Approved

VAR2021-00015 **Approved** TEBOW LLC requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 2801 Purcell Ct (PURCELL MANOR) (Parcel 770-763-8924) zoned One-Family Residential District (R-3) (Brookland). The side yard setback and side yard setback for an accessory structure are not met. The applicant proposes 14 feet street side yard setback and 28 feet setback for a deck, where the Code requires 25 feet street side yard setback and 30 feet setback for a deck. The applicant requests a variance of 11 feet street side yard setback and 2 feet setback for a deck.
