

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

NOVEMBER 18, 2021

9:00 AM



BOARD OF ZONING APPEALS

Gentry Bell
Terone B. Green
Terrell Pollard
Walter L. Johnson, Jr.
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, November 18, 2021

Deferred from Previous Meeting

VAR2021-00028 DENIED KENNETH L. SHEFFIELD requests a variance from Sections 24-4306.E.1 and 24-6402.A.2 of the County Code to build a one-family dwelling at 104 S Elm Ave (HIGHLAND SPRINGS) (Parcel 821-724-3964) zoned One-Family Residence District (R-4) (Varina). The public street frontage requirement and lot width requirement are not met. The applicant proposes 35 feet lot width and 35 feet public street frontage, where the Code requires 50 feet lot width and 50 feet public street frontage. The applicant requests a variance of 15 feet lot width and 15 feet public street frontage.

New Applications

CUP2021-00029 DEFERRED PAUL ADAM HUGGINS requests a conditional use permit pursuant to Section 24-4406 of the County Code to allow an accessory dwelling unit at 5040 White Oak PI (WHITE OAK HILLS) (Parcel 858-702-9664) zoned Agricultural District (A-1) (Varina).

CUP2021-00030 APPROVED THE REBKEE COMPANY requests a conditional use permit pursuant to Section 24-4502.D of the County Code to deposit soil as fill material at 12120 W Broad St (Parcel 733-765-4819) zoned Agricultural District (A-1) (Three Chopt).

VAR2021-00005 APPROVED LIBERTY HOMES OF VA, INC. requests a variance from Section 24-6402.A.2 of the County Code to build a one-family dwelling at 13 Masonic Ln (WINDSOR PLACE) (Parcel 808-722-6901) zoned One-Family Residence District (R-4) (Fairfield). The total lot area requirement is not met. The applicant proposes 5,000 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 1,000 square feet lot area.

VAR2021-00031 APPROVED EAST COAST REALTY INVESTMENTS, LLC requests a variance from Section 24-3105.G.1, 24-4306.E.1, 24-6402.A.2 of the County Code to build a one-family dwelling at 48 Loudon St (PROVIDENCE PARK ANX) (Parcel 792-737-7641) zoned General Residence District (R-5) (Fairfield). The front yard setback, public street frontage requirement, lot width requirement and total lot area requirement are not met. The applicant proposes 3,620 square feet lot area, 35 feet lot width, 35 feet public street frontage, and 14 feet front yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, 50 feet public street frontage, and 35 feet front yard setback. The applicant requests a variance of 2,380 square feet lot area, 15 feet lot width, 15 feet public street frontage, and 11 feet front yard setback.
