

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, DECEMBER 15, 2022

BEGINNING AT 9:00

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP2022-00054](#) LaSandra B. Rose: conditional use permit to operate a large family day home at 3900 Rosemallow Pl, Harvie Point, Fairfield. Parcel 810-732-2639. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-4402.

[CUP2022-00055](#) Martin Collins: conditional use permit to allow a swimming pool in the side yard at 7990 Upper Western Run Lane, Varina. Parcel 855-688-9603. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

VARIANCES

[VAR2022-00021](#) Delta Land Company: variance from the front yard setback, lot area requirement, and lot width requirement to build a one-family dwelling at 3313 Waverly Boulevard, East Highland Park, Fairfield. The applicant has 4,346 square feet lot area, 38 feet lot width, and 20 feet front yard setback. The Code requires 6,000 square feet lot area, 50 feet lot width, and 35 feet front yard setback. The applicant requests a variance of 1,654 feet lot area, 12 feet lot width, and 15 feet front yard setback. Parcel 798-734-5927. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.G.1 and 24-6402.A.2.

[VAR2022-00022](#) Delta Land Company, LLC: variance from the lot area requirement and lot width requirement to build a one-family dwelling at 2940 Chiles Road, Lakeview, Brookland. The applicant has 23,958 square feet lot area and 100 feet lot width where the Code requires 30,000 square feet lot area and 150 feet lot width. The applicant requests a variance of 6,042 square feet lot area and 50 feet lot width. Parcel 774-775-4733. Zoning: A-1, Agricultural District. Code Section: 24-6402.A.2.

[VAR2022-00023](#) Delta Land Company, LLC: variance from the lot area requirement and lot width requirement to build a one-family dwelling at 1517 Highland Street, East Highland Park, Fairfield. The applicant has 4,900 square feet lot area and 35 feet lot width where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 1,100 square feet lot area and 50 feet lot width. Parcel 798-734-6355. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR2022-00024](#)

Delta Land Company, LLC: variance from the lot area requirement and lot width requirement to build a one-family dwelling at 3321 Waverly Boulevard, East Highland Park, Fairfield. The applicant has 4,900 square feet lot area and 35 feet lot width where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 1,100 square feet lot area and 50 feet lot width. Parcel 798-734-6140. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

APPROVAL OF MINUTES: November 17, 2022

OTHER NEW BUSINESS:

ADJOURNMENT