

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

MAY 26, 2022

9:00 AM



BOARD OF ZONING APPEALS

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

DEPARTMENT OF PLANNING
CODE ADMINISTRATION DIVISION

R. J. Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner
R. Miguel Madrigal, County Planner
Kuronda Powell, Account Clerk
Robert Peterman, GIS Technician



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, May 26, 2022

Deferred from Previous Meeting

VAR2022-00004 LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-4406.E.1 of the County Code to build a one-family dwelling at 5401 Eanes Ln (Parcel 806-712-9218) zoned One-Family Residence District (R-4) (Varina).
Approved 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.

New Applications

APL2022-00002 BRE/ESA P PORTFOLIO LLC appeals a decision of the director of planning pursuant to Section 24-2320 of the County Code regarding the property at 6807 Paragon Pl (Parcel 768-746-3556) zoned Business District (B-2C) (Brookland).
Withdrawn

APL2022-00003 BRE/ESA P PORTFOLIO LLC appeals a decision of the director of planning pursuant to Section 24-2320 of the County Code regarding the property at 6811 Paragon Pl (Parcel 768-746-1147) zoned Business District (B-2C) (Brookland).
Withdrawn

CUP2022-00006 DEBRA ESCOBAR requests a conditional use permit pursuant to Section 24-4406 of the County Code to allow an accessory dwelling unit at 3313 Hawkins Rd (WEST BROAD ST GDNS) (Parcel 768-749-1471) zoned One-Family Residence District (R-4) (Brookland).
Approved

CUP2022-00020 THOMAS AND LYNNE DOUGLAS request a conditional use permit pursuant to Section 24-4419.C of the County Code to keep more than four pets at 9602 Nandina Dr (WOODMAN TERRACE) (Parcel 775-759-2773) zoned One-Family Residence District (R-3) (Fairfield).
Denied

CUP2022-00021 THEODORE E. VON MECHOW IV requests a conditional use permit pursuant to Section 24-4419.G.1 of the County Code to keep up to six hens in the rear yard at 8412 Zell Ln (SOMERSET) (Parcel 755-747-3142) zoned One-Family Residence District (R-3) (Three Chopt).
Approved

CUP2022-00022 JOSEPH S. MASSIE requests a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to allow a pool in the side yard at 8303 Bowers Ln (Parcel 789-756-5362) zoned One-Family Residence District (R-2A) (Fairfield).
Approved

CUP2022-00023 JAMES B. BALDWIN, III requests a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to allow a pool and pool house in the side yard at 2 Raven Rock Ln (SLEEPY HOLLOW) (Parcel 751-734-0144) zoned One-Family Residence District (R-1) (Tuckahoe).
Approved

VAR2022-00005 TIA VANGO requests a variance from Section 24-3309.D of the County Code to build a one-family dwelling at 1616 Hungary Rd (MIDDLETON) (Parcel 781-758-7726) zoned One-Family Residence District (R-3) (Fairfield). The lot width requirement is not met. The applicant proposes 75 feet lot width, where the Code requires 80 feet lot width. The applicant requests a variance of 55 feet lot width.
Approved

VAR2022-00006 MAGGIE WALKER COMMUNITY LAND TRUST requests a variance from Section 24-6402.A.2 of the County Code to build a one-family dwelling at 122 N Fern Ave (HIGHLAND SPRINGS) (Parcel 823-725-4487) zoned One-Family Residence District (R-4) (Varina). 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.
Approved

VAR2022-00007 MAGGIE WALKER COMMUNITY LAND TRUST requests a variance from Section 24-6402.A.2 of the County Code to build a one-family dwelling at 124 N Fern Ave (HIGHLAND SPRINGS) (Parcel 823-725-4487) zoned One-Family Residence District (R-4) (Varina). 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.
Approved
