

**HENRICO COUNTY**  
**BOARD OF ZONING APPEALS AGENDA**

**OCTOBER 27, 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, October 27, 2022**

New Applications

- CUP2022-00040** KEN LUU requests a conditional use permit pursuant to Sections 24-4404.A.1 and 24-4406 of the County Code to allow an accessory structure in the side yard at 8400 Three Chopt Rd (MICHAELS EVA S) (Parcel 757-744-4104) zoned One-Family Residence District (R-2) (Three Chopt).  
**Approved**
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- CUP2022-00041** CURLES NECK PROPERTIES, LLC requests a conditional use permit pursuant to Section 24-4327 of the County Code to extract materials from the earth at 4721 Curles Neck Rd (Parcels 833-666-1289 and 834-666-2189) zoned Agricultural District (A-1) (Varina).  
**Approved**
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- CUP2022-00043** GREGORY STAFFORD requests a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to build a detached garage in the side yard at 3916 New Market Rd (Parcel 829-681-3973) zoned Agricultural District (A-1) (Varina).  
**Approved**
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- CUP2022-00045** WILLARD AND GLENDA ALLEN request a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to build a detached carport in the side yard at 2364 Meadow Rd (Parcel 836-718-5686) zoned Agricultural District (A-1) (Varina).  
**Approved**
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- CUP2022-00046** ABILIO AND MELISSA REIS request a conditional use permit pursuant to Section 24-4404.A.1 of the County Code to build a detached garage in the side yard at 512 S Gaskins Rd (Parcel 740-734-2087) zoned One-Family Residence District (R-0) (Tuckahoe).  
**Approved**
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- CUP2022-00048** AISHA WASHINGTON-GAD requests a conditional use permit pursuant to Section 24-4430.A of the County Code to allow short-term rental of a dwelling at 301 Buffalo Rd (TIFFANY MEADOWS) (Parcel 814-728-5760) zoned One-Family Residence District (R-4) (Varina).  
**Approved**
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- VAR2022-00018** JACKIE L. ALLEN requests a variance from Section 24-6402.A.2, 24-3105.G.1 of the County Code to build a one-family dwelling at 3514 Waverly Blvd (EAST HIGHLAND PARK) (Parcel 798-735-6052) zoned One-Family Residence District (R-4) (Fairfield). The side yard setback, lot width requirement and total lot area requirement are not met. The applicant proposes 5,400 square feet lot area, 45 feet lot width, and 5 feet side yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 7 feet side yard setback. The applicant requests a variance of 600 square feet lot area, 5 feet lot width, and 2 feet side yard setback.  
**Approved**
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**VAR2022-00019** KEVIN E. AND ANGEL K. RANDOLPH request a variance from Section 24-4306.E.1 of the County Code to build a one-family dwelling at 8041 Upper Western Run Ln (Parcel 856-687-1304) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicant propose 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant request a variance of 50 feet public street frontage.

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**VAR2022-00020** DELTA LAND COMPANY requests a variance from Sections 24-6402.A.2 and 24-3105.G of the County Code to build a one-family dwelling at 7039 Wildwood St (SUNSET HEIGHTS) (Parcel 804-697-8770) zoned One-Family Residence District (R-3) (Varina). The front yard setback and total lot area requirement are not met. The applicant proposes 6,863 square feet lot area and 15 feet front yard setback, where the Code requires 8,000 square feet lot area and 35 feet front yard setback. The applicant requests a variance of 1,137 square feet lot area and 20 feet front yard setback.

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