

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

DECEMBER 21, 2023

9:00 AM



BOARD OF ZONING APPEALS

John R. Broadway
Terone B. Green
Walter L. Johnson, Jr.
Barry R. Lawrence
Terrell A. Pollard

DEPARTMENT OF PLANNING
CODE ADMINISTRATION DIVISION

R. J. Emerson, Jr., AICP, Director of Planning
Leslie A. News, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner
Janaya L. Poarch, Account Clerk

**COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, DECEMBER 21, 2023
BOARD ACTIONS**

CONDITIONAL USE PERMITS

- CUP2023-00061 **WITHDRAWN** A & F I, LLC: conditional use permit to reclaim a former sand and gravel pit at 3740 Charles City Road, Varina. Parcels 828-701-0583 and 827-702-8810. Zoning: A-1, Agricultural District. Code Section: 24-4205 and 24-4327.
- CUP2023-00062 **WITHDRAWN** Gil Topaz: conditional use permit to allow short-term rental of a dwelling at 2501 Irisdale Avenue, Hermitage Park, Fairfield. Parcel 779-746-3311. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.
- CUP2023-00063 **APPROVED** Jessica Darnell: conditional use permit to allow a detached carport in the side yard at 400 Otey Lane, Sandston, Varina. Parcel 827-713-2651. Zoning: R-3, One-Family Residence District. Code Section: 24-4404.A.1.
- CUP2023-00064 **APPROVED** Shane and Jen Nelson: conditional use permit to build pavilions in the side yards at 8907 Norwick Road, Mooreland Farms, Tuckahoe. Parcel 745-732-8828. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.
- CUP2023-00065 **DEFERRED TO JAN. 25, 2024** Richmond Strikers Soccer Club: conditional use permit to replace a building and add **field lighting at 4801 Pouncey Tract Road, Three Chopt. Parcel 740-768-1098.** Zoning: A-1, Agricultural District. Code Section: 24-1406.C.
-

VARIANCES

- VAR2023-00025 **DENIED** Providence Realty, Inc.: variance from the public street frontage requirement, front yard setback, and rear yard setback to build a single-family dwelling at 398 Lowell Street, Varina. Parcel 817-723-2860. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1, 24-3105.E.1 and 24-3105.E.2.
- VAR2023-00026 **APPROVED** Trek Properties, LLC: variance from the lot area requirement to build a single-family dwelling next to 4306 2nd Street, Windsor Place, Varina. Parcel 808-721-9064. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.
- VAR2023-00027 **DENIED** Smart Solutions Enterprise: variance from the lot area requirement and lot width requirement to build a single-family dwelling at 209 Liberty Avenue, Bungalow City, Varina. Parcel 816-728-8514. Zoning: R-3, One-Family Residence District. Code Section: 24-6402.A.2.
- VAR2023-00028 **APPROVED** Smart Solutions Enterprise: variance from the lot area requirement, lot width requirement, public street frontage requirement, and front yard setback to build a single-family dwelling at 43 Loudon Street, Providence Park Annex, Fairfield. Parcel 792-737-8024. Zoning: R-5, General Residence District. Code Section: 24-6402.A.2, 24-4306.E.1 and 24-3105.E.1.