

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

NOVEMBER 16, 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, NOVEMBER 16, 2023**

PRELIMINARY AGENDA

CONDITIONAL USE PERMITS

- CUP2023-00058 Ian Newell: conditional use permit to operate a restaurant accessory to a
APPROVED farm at 7001 Osborne Turnpike, Varina. Parcel 802-697-1994. Zoning: A-1,
Agricultural District. Code Section: 24-4303.E.3.
- CUP2023-00059 John Keane: conditional use permit to build a detached garage in the side
APPROVED yard at 5101 Taz Court, Scandia Farms, Varina. Parcel 859-702-4026.
Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
- CUP2023-00060 Latoria Pettus: conditional use permit to operate a large family day home at
APPROVED 4910 Laurie Lane, Hechler Village, Fairfield. Parcel 811-723-8702. Zoning:
R-3, One-Family Residence District. Code Section: 24-4205.

VARIANCES

- VAR2023-00021 Richmond Property Buyers, LLC: variance from the public street frontage
APPROVED requirement to build a single-family dwelling at 205 Brooks Road, Varina.
The applicant has 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. Parcel 817-724-0788. Zoning: R-2A, One-Family
Residence District. Code Section: 24-4306.E.1.
- VAR2023-00022 Mark J. Coston: variance from the lot area requirement to build a single-
DENIED family dwelling at 4112 Aspen Shades Parkway, Larchmont, Varina. The
applicant has 5,500 square feet lot area where the Code requires 6,000
square feet lot area. The applicant requests a variance of 500 square feet
lot area. Parcel 814-714-3331. Zoning: R-4, One-Family Residence District.
Code Section: 24-6402.A.2.
- VAR2023-00023 Brian Perkinson: variance from the lot area requirement to build a single-
DENIED family dwelling at 4101 Darbytown Road, Varina. The applicant has 0.93
acre lot area where the Code requires 1.0 acre lot area. The applicant
requests a variance of 0.07 acre lot area. Parcel 830-690-9503. Zoning: A-
1, Agricultural District. Code Section: 24-3204.D.

VAR2023-00024 Lance Wachholz: variance from the lot width requirement to build a single-family dwelling at 7102 Club Road, Hermitage Club Terrace, Fairfield. The applicant has 50 feet lot width where the Code requires 65 feet lot width. **DENIED** The applicant requests a variance of 15 feet lot width. Parcel 781-750-5038. Zoning: R-2, One-Family Residence District. Code Section: 24-6402.A.2.

VAR2023-00025 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. The applicant has 0 feet public street frontage, 20 feet front yard setback, and 18 feet rear yard setback; where the Code requires 50 feet public street frontage, 35 feet front yard setback, and 25 feet rear yard setback. The applicant requests a variance of 50 feet public street frontage, 15 feet front yard setback, and 7 feet rear yard setback. Parcel 817-723-2860. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1, 24-3105.E.1 and 24-3105.E.2. **DEFERRED**

APPEALS NONE