

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

April 25, 2024

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, PLA, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, CZA, County Planner
Sara J. Rozmus, CZA, County Planner
Janaya L. Poarch, Account Clerk

**COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, APRIL 25, 2024**

CONDITIONAL USE PERMITS

CUP-2024-100347 Chris and Alexandra Cromer: conditional use permit to keep horses and hens in the rear yard at 1161 Berryhill Road, Richmond Heights, Varina.

APPROVED Parcel 801-692-6375. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.E, 24-4420.F and 24-4420.G.

CUP-2024-100440 Erin Bischoff: conditional use permit to keep up to six hens in the rear yard at 8709 Basswood Road, Wedgewood Park, Three Chopt. Parcel 754-750-

APPROVED 6155. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.

CUP-2024-100460 Catherine Davis: conditional use permit to build a detached garage in the side yard at 9920 Alf Court, Tall Timbers, Brookland. Parcel 767-762-4496.

APPROVED Zoning: R-2, One-Family Residence District. Code Section: 24-4404.A.1.

CUP-2024-100496 Justin Gilmer: conditional use permit to keep up to six hens in the rear yard at 2622 Kenwood Avenue, Hermitage Park, Fairfield. Parcel 778-747-6470.

APPROVED Zoning: R-4, One-Family Residence District. Code Section: 24-4420.G.

CUP-2024-100551 Chris Pollock: conditional use permit to allow an accessory dwelling unit at 7602 Hampshire Road, Westham, Tuckahoe. Parcel 761-737-2445.

DEFERRED Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

CUP-2024-100562 John Hanky: conditional use permit to allow a detached garage in the front yard at 2482 New Market Road, Varina. Parcel 815-688-1545. Zoning: A-1,

APPROVED Agricultural District. Code Section: 24-4404.A.1.

CUP-2024-100624 Robin Ballard: conditional use permit to keep more than four dogs at 3204 Howard Street, Mayfair Place, Fairfield. Parcel 806-731-0097. Zoning: R-3,

APPROVED One-Family Residence District. Code Section: 24-4420.C.

CUP-2024-100628 Bhavini and Mayush Mehta: conditional use permit to allow an accessory dwelling unit at 12325 Haybrook Lane, Henley, Three Chopt. Parcel 733-

APPROVED 776-1238. Zoning: A-1, Agricultural District. Code Section: 24-4406.

VARIANCES

VAR-2024-100241 Jose Yohannan: variance from the public street frontage requirement, lot area requirement, and lot width requirement to build a single-family dwelling at 340 Grayson Street, Providence Park Annex, Fairfield. The applicant has **DEFERRED** 3,445 square feet lot area, 35 feet lot width, and 35 feet public street frontage, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 2,555 square feet lot area, 15 feet lot width, and 15 feet public street frontage. Parcel 792-737-8940. Zoning: R-5, General Residence District. Code Section: 24-4306.E.1 and 24-6402.A.2.

VAR-2024-100559 Shivam Paul: variance from the rear yard setback to build a second-floor deck at 5701 Averys Court, Covington, Three Chopt. The applicant has **APPROVED** 35 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 743-776-6007. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-3308.D.

VAR-2024-100626 William Swift: variance from the lot area requirement and lot area requirement to build a single-family dwelling at 9516 Hungary Road, Brookland. The applicant has **APPROVED** 24,400 square feet lot area (outside of floodplain) where the Code requires 30,000 square feet lot area. The applicant requests a variance of 5,600 square feet lot area. Parcel 755-761-8935. Zoning: A-1, Agricultural District. Code Section: 24-6402.A.2 and 24-8302.A.

APPEALS

NONE