

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

August 22, 2024

9:00 AM



BOARD OF ZONING APPEALS

John R. Broadway
Terone B. Green
Walter L. Johnson, Jr.
Barry R. Lawrence
Joseph S. Massie, III

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, AUGUST 22, 2024

CONDITIONAL USE PERMITS

- CUP-2024-101378 Jasha Delfiki: conditional use permit to allow a carport in the front yard at
DEFERRED TO 108 W McClellan Street, Sandston, Varina. Parcel 826-718-0621. Zoning:
SEPTEMBER 26 R-3, One-Family Residence District. Code Section: 24-4404.A.1.
- CUP-2024-101411 Nick Pace: conditional use permit to build a pool shed in the front yard at 5
APPROVED Kanawha Road, Chatham Hills, Tuckahoe. Parcel 764-730-7792. Zoning:
R-1, One-Family Residence District. Code Section: 24-4404.A.1.
- CUP-2024-101511 Alison Meehan: conditional use permit to build a shed in the side yard at
APPROVED **12585 Kain Road, Three Chopt. Parcel 734-770-3379. Zoning: A-1,**
Agricultural District. Code Section: 24-4404.A.1.
- CUP-2024-101514 Jessica Li: conditional use permit to allow short-term rental of a dwelling at
DEFERRED TO 3535 Meadow Road, Varina. Parcel 848-715-5404. Zoning: A-1,
SEPTEMBER 26 Agricultural District. Code Section: 24-4431.A.
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VARIANCES

- VAR-2024-100763 Katherine and Jonathan Kennedy: variance from the public street frontage
requirement to build a single-family dwelling at 8701 September Drive,
DEFERRED TO Tuckahoe. The applicant has 0 feet public street frontage where the Code
OCTOBER 24 requires 50 feet public street frontage. The applicant requests a variance of
50 feet public street frontage. Parcel 755-736-1968. Zoning: R-3, One-
Family Residence District. Code Section: 24-4306.E.1.
- VAR-2024-101288 Steve Himelspach: variance from the lot area requirement to allow an
existing dwelling to remain at 9770 Osborne Landing, Newstead Farms,
DENIED Varina. The applicant has 17,100 square feet lot area outside the
floodplain where the Code requires 30,000 square feet lot area. The
applicant requests a variance of 12,900 square feet lot area. Parcel 807-
670-8807. Zoning: A-1, Agricultural District. Code Section: 24-6402.A.2.

VAR-2024-101294 William Covington: variance from the rear yard setback to build a screened porch over an existing deck at 12204 Ascot Glen Court, Ascot Glen at Wyndham, Three Chopt. The applicant has 25 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 15 feet rear yard setback. Parcel 735-777-7745. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.

APPROVED

VAR-2024-101337 Ravi Prasad: variance from the lot area requirement to build a single-family dwelling at 398 Lowell Street, Varina. The applicant has 0.7 acre lot area where the Code requires 1.0 acre lot area. The applicant requests a variance of 0.3 acre lot area. Parcel 817-723-2860. Zoning: A-1, Agricultural District. Code Section: 24-3204.D.

**DEFERRED TO
SEPTEMBER 26**

VAR-2024-101476 Chris Andrews: variance from the street side yard setback to build an addition at 3325 Horselydown Court, Foxhall, Three Chopt. The applicant has 17 feet street side yard setback where the Code requires 25 feet street side yard setback. The applicant requests a variance of 8 feet street side yard setback. Parcel 730-762-6227. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-3308.D.

APPROVED

VAR-2024-101484 David Holloway: variance from the lot width requirement to build a single-family dwelling at 542 N Mullens Lane, Greendale Park, Varina. The applicant has 48 feet lot width where the Code requires 80 feet lot width. The applicant requests a variance of 32 feet lot width. Parcel 826-727-9517. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D.

APPROVED
