

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

**December 19, 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, DECEMBER 19, 2024**

**BEGINNING AT 9:00**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL**

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**APPEALS**

[APP-2024-102232](#) Aiad K. Alnaji: appeal of a notice of violation regarding the property at 2705 Lafayette Avenue, Hilliard Park, Brookland. Parcel 777-750-2204. Zoning: R-3, One-Family Residence District. Code Section: 24-2320.

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**CONDITIONAL USE PERMITS**

[CUP-2024-102265](#) Bonnie Bridgewater: conditional use permit to build a detached accessory dwelling unit at 8220 Battlefield Park Road, Varina. Parcel 807-685-8164. Zoning: A-1, Agricultural District. Code Section: 24-4406.

[CUP-2024-102447](#) Jakob Schad: conditional use permit to build a detached garage in the side yard at 2808 Lammrich Road, Old Mill Estates, Varina. Parcel 818-688-7184. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

[CUP-2024-102466](#) Henrico County Economic Development Authority: amend a conditional use permit to renovate the existing golf course at 800 Virginia Center Parkway, Fairfield. Parcel 789-766-7282. Zoning: A-1, Agricultural District, B-2, Business District, C-1, Conservation District, and O-3, Office District. Code Section: 24-4205.

[CUP-2024-102473](#) Sebghat Dildar: conditional use permit to allow short-term rental of a dwelling at 8714 Midway Road, Westhampton Settlement, Tuckahoe. Parcel 751-740-8708. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.

[CUP-2024-102489](#) Tim Coffey: conditional use permit to build a detached accessory dwelling unit at 610 Horsepen Road, College Hills, Tuckahoe. Parcel 761-738-3664. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

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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, Tuckahoe. 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 755-736-1968. Zoning: R-3, One-Family Residence District. Code Section: 24-4306.E.1.

[VAR-2024-102354](#) Stephen L. Wyss: variance from the side yard setback to build an addition at 12521 Serenity Court, Shady Grove Estates, Three Chopt. The applicant has 6 feet interior side yard setback where the Code requires 20 feet interior side yard setback. The applicant requests a variance of 14 feet interior side yard setback. Parcel 734-772-9705. Zoning: A-1, Agricultural District. Code Section: 24-3204.D.

[VAR-2024-102374](#) Joshua Valot: variance from the public street frontage requirement to build a single-family dwelling at 7641 Allen Woods Lane, 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 800-691-3208. Zoning: R-3, One-Family Residence District. Code Section: 24-4306.E.1.

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**APPROVAL OF MINUTES:** November 21, 2024

**OTHER NEW BUSINESS:**

**ADJOURNMENT**