

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

**February 22, 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, 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, FEBRUARY 22, 2024**

**BOARD ACTIONS**

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**CONDITIONAL USE PERMITS**

CUP-2023-100183 Natalie Dunton: conditional use permit to allow short-term rental of a dwelling at 5201 W Grace Street, North Willow Lawn, Brookland. Parcel 772-736-2709. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.  
**APPROVED**

CUP-2024-100101 F. G. Pruitt, Incorporated: conditional use permit to fill and reclaim a former extraction site at 4220 New Market Road, Varina. Parcels 836-667-5251 and 833-680-7719. Zoning: A-1, Agricultural District. Code Section: 24-4205 and 24-4327.  
**APPROVED**

CUP-2024-100133 Avalon Recreation Association: amend a conditional use permit to add a tennis pavilion at 510 Heathfield Road, Tuckahoe. Parcel 745-738-1449. Zoning: R-1, One-Family Residence District. Code Section: 24-1406.C.  
**APPROVED**

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**VARIANCES**

VAR-2024-100092 Matthew Rader: variance from the lot area requirement and lot width requirement to build a single-family dwelling between 8708 and 8710 Midway Road, Westhampton Settlement, Tuckahoe. The applicant has 7,776 square feet lot area and 50 feet lot width where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant requests a variance of 224 square feet lot area and 15 feet lot width. Parcel 752-740-0708. Zoning: R-3, One-Family Residence District. Code Section: 24-6402.A.2.  
**APPROVED**

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**APPEALS**                      NONE