

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

**November 21, 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, NOVEMBER 21, 2024**

**BEGINNING AT 9:00**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL**

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**CONDITIONAL USE PERMITS**

[CUP-2024-101378](#) Jasha Delfiki: conditional use permit to allow a carport in the front yard at 108 W McClellan Street, Sandston, Varina. Parcel 826-718-0621. Zoning: R-3, One- Family Residence District. Code Section: 24-4404.A.1.

[CUP-2024-101856](#) Steve Himelspach: conditional use permit to replace an accessory structure in the front and side yards at 9770 Osborne Landing, Newstead Farms, Varina. Parcel 807-670-8807. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

[CUP-2024-101916](#) Cory Gibson: conditional use permit to build an accessory dwelling unit attached to the home at 3605 Smith Woods Place, Swanson Mill Run, Brookland. Parcel 768-777-0084. Zoning: R-1AC, One-Family Residence District (Conditional). Code Section: 24-4406.

[CUP-2024-102121](#) Henry Martinez: conditional use permit to build a detached accessory dwelling unit at 2416 Poates Drive, Sedgfield Manor, Brookland. Parcel 774-754-3102. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

CUP-2024-102174 William Simpson: conditional use permit to build a detached garage in the side yard at 7600 Rudolph Terrace, Tuckahoe Park, Three Chopt. Parcel 760-751-3714. Zoning: R-3, One-Family Residence District. Code Section: 24-4401.A.1.  
**WITHDRAWN**

[CUP-2024-102213](#) Amy Mogetz and Vladislav Akerman: conditional use permit to build a swimming pool in the side and rear yards at 5500 Axe Handle Lane, Westin Estates, Three Chopt. Parcel 731-774-8416. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

[CUP-2024-102241](#) Carmen Ricks: conditional use permit to allow short-term rental of the dwelling at 3822 Tighe Court, Mitcheltree, Fairfield. Parcel 811-729-4669. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.

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## VARIANCES

[VAR-2024-102113](#) Robert Hopson: variance from the rear yard setback to build a screened porch at 3028 Macallan Parkway, Castleton, Varina. The applicant has 21 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 11 feet rear yard setback. Parcel 823-690-8356. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

[VAR-2024-102144](#) James L. Russell, Sr.: variance from the public street frontage requirement to build a single-family dwelling at 10839 Good Oak Lane, Brookland. 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 765-769-7941. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1.

[VAR-2024-102256](#) Peter and Erica Schmidt: variance from the rear yard setback to build a screened porch at 3812 Lady Vixen Court, Foxhall, Three Chopt. The applicant has 36 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback. Parcel 730-759-2824. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-3308.D.

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**APPROVAL OF MINUTES:** October 24, 2024

**OTHER NEW BUSINESS:**

**ADJOURNMENT**