

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

October 24, 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, OCTOBER 24, 2024

BEGINNING AT 9:00

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

- [CUP-2016-00020](#) Curles Neck Properties LLC: renew a conditional use permit to extract materials from the earth at 4721 Curles Neck Road, Varina. Parcels 833-666-1289 and 834-666-2189. Zoning: A-1, Agricultural District. Code Section: 24-4205 and 24-4327.
- [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-2024-101704](#) Dongyan Wang: conditional use permit to keep up to six hens in the rear yard at 5022 Castle Point Court, Castle Point, Brookland. Parcel 760-766-0596. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.1.
- [CUP-2024-101721](#) Katrina Samuels: conditional use permit to allow short-term rental of a dwelling at 3903 Genacre Lane, Genacre, Fairfield. Parcel 800-736-4079. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.
- [CUP-2024-101839](#) Daniel Madren: conditional use permit to allow an accessory dwelling unit to remain in the side yard at 1845 Old Hanover Road, Varina. Parcel 833-724-5138. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1 and 24-4406.
- [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-2024-101859](#) Gillies Creek Industrial Recycling, LLC: renew a conditional use permit to deposit soil as fill material at 4200 Masonic Lane, Varina. Parcel 806-719-8851. Zoning: M-2, General Industrial District. Code Section: 24-4205 and 24-4331.
- [CUP-2024-101887](#) Madhu Gowda: conditional use permit to keep up to six hens in the rear yard at 12198 Kain Road, Three Chopt. Parcel 738-767-2794. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4420.G.1.
- [CUP-2024-101906](#) Michelle Mack: conditional use permit to care for up to 12 children in the home at 1106 Dominion Townes Place, Dominion Townes, Fairfield. Parcel 810-729-1119. Zoning: RTHC, Residential Townhouse District (Conditional). Code Section: 24-4402.
- CUP-2024-101988 Elizabeth Rohde: conditional use permit to allow a detached accessory dwelling unit at 2400 Bryan Park Avenue, Bryan Parkway, Fairfield. Parcel 779-743-9920.
- WITHDRAWN** Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

[CUP-2024-102025](#) Mooreland Farms Association: amend a conditional use permit to add a playground at 303 S Mooreland Road, Mooreland Farms, Tuckahoe. Parcel 746-733-1423. Zoning: R-1, One-Family Residence District. Code Section: 24-1406.C.

[CUP-2024-102038](#) Aleksandrer and Velizara Aleksandrov: conditional use permit to allow short-term rental of a dwelling at 8100 Hungary Road, Laurel Heights, Brookland. Parcel 767-760-6711. Zoning: R-2, One-Family Residence District. Code Section: 24-4431.A.

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-2024-101815](#) William Spicer and Kathryn Wood: variance from the rear yard setback to build a screened porch on an existing deck at 10932 Rickey Court, Lexington, Brookland. The applicant has 25 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 751-762-3785. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

[VAR-2024-101831](#) Shyamalendu and Nirlipta Mohapatra: variance from the rear yard setback to build an addition at 11729 Cobblestone Landing Court, Cobblestone Landing, Three Chopt. The applicant has 23 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 17 feet rear yard setback. Parcel 741-766-9701. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.

[VAR-2024-102037](#) Khalil and Fatima Ahmed: variance from the rear yard setback to build a sunroom at 10006 Woodbaron Way, Coles Way, Three Chopt. The applicant has 25 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 746-756-6187. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

APPROVAL OF MINUTES: September 26, 2024

OTHER NEW BUSINESS:

ADJOURNMENT