

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

September 26, 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, SEPTEMBER 26, 2024

BEGINNING AT 9:00

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL CUP-2024-101378

CONDITIONAL USE PERMITS

[CUP-2024-101249](#) Allison M. Peressini: conditional use permit to keep up to six hens in the rear yard at 909 Harmony Road, Harmony Estates, Fairfield. Parcel 784-765-8157. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.1.

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

[CUP-2024-101514](#) Jessica Li: conditional use permit to allow short-term rental of a dwelling at 3535 Meadow Road, Varina. Parcel 848-715-5404. Zoning: A-1, Agricultural District. Code Section: 24-4431.A.

[CUP-2024-101754](#) Shane and Jennifer Nelson: amend an approved conditional use permit allowing accessory structures in the side yards at 8907 Norwick Road, Mooreland Farms, Tuckahoe. Parcel 745-732-8828. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.

[CUP-2024-101773](#) Wilbur Sims: conditional use permit to keep up to six hens in the rear yard at 8108 University Drive, River Road Hills, Tuckahoe. Parcel 756-734-5491. Zoning: R-1, One-Family Residence District. Code Section: 24-4420.G.1.

[CUP-2024-101794](#) Chaffins Bluff LLC: conditional use permit to build a swimming pool in the side yard at 8680 Osborne Turnpike, Varina. Parcel 803-680-6779. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

CUP-2024-101804 Clare Sisisky: conditional use permit to keep up to six hens in the rear yard at 7104
WITHDRAWN Wheeler Road, College Hills, Tuckahoe. Parcel 761-737-6932. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.1.

VARIANCES

- [VAR-2024-101337](#) Ravi Prasad: variance from the lot area requirement, lot width requirement, and public street frontage requirement to build a single-family dwelling at 398 Lowell Street, Varina. The applicant has 0.71 acre lot area, 90 feet lot width, and 0 feet public street frontage, where the Code requires 1.0 acre lot area, 150 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 0.29 acre lot area, 60 feet lot width, and 50 feet public street frontage. Parcel 817-723-2860. Zoning: A-1, Agricultural District. Code Section: 24-3204.D and 24-4306.E.1.
- [VAR-2024-101641](#) John Hall: variance from the rear yard setback to build a sunroom at 9005 Bayapple Court, Park West, Brookland. The applicant has 27 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback. Parcel 758-760-7296. Zoning: R-5AC, General Residence District (Conditional). Code Section: 24-3313.D.
- [VAR-2024-101718](#) Blue Steel Construction LLC: variance from the public street frontage requirement, lot area requirement, and lot width requirement to build a single-family dwelling at 1517 Highland Street, East Highland Park, Fairfield. The applicant has 3,500 square feet lot area, 35 feet lot width, and 35 feet public street frontage, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 2,500 square feet lot area, 15 feet lot width, and 15 feet public street frontage. Parcel 798-734-9070. Zoning: R-4, One-Family Residence District. Code Section: 24-4306.E.1 and 24-6402.A.2.
- [VAR-2024-101741](#) Brunson Contractors LLC: variance from the lot width requirement to build a single-family dwelling at 1904 Oak Hill Lane, Fairfield. The applicant has 58 feet lot width where the Code requires 65 feet lot width. The applicant requests a variance of 7 feet lot width. Parcel 802-730-3680. Zoning: R-4, One-Family Residence District. Code Section: 24-3311.D.
- [VAR-2024-101745](#) Brunson Contractors LLC: variance from the lot width requirement to build a single-family dwelling at 3105 Johnson Road, Fairfield. The applicant has 64 feet lot width where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width. Parcel 802-730-3680. Zoning: R-4, One-Family Residence District. Code Section: 24-3311.D.
- [VAR-2024-101783](#) Phillip Reed: variance from the rear yard setback to build a deck at 11095 Quail Whistle Drive, Quail Walk, Brookland. The applicant has 28 feet rear yard setback where the Code requires 35 feet rear yard setback for a deck. The applicant requests a variance of 7 feet rear yard setback. Parcel 774-770-6065. Zoning: R-2, One-Family Residence District. Code Section: 24-3307.D and 24-8308.

APPROVAL OF MINUTES: August 22, 2024

OTHER NEW BUSINESS:

ADJOURNMENT