

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

AUGUST 28, 2025

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, AICP, County Planner
Kayla Shelton, Account Clerk
Edie Golden, GIS Specialist

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
Thursday, August 28, 2025

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP-2024-101127](#) Lateisha Harvey: conditional use permit to provide in-home daycare for up to 12 children at 1023 Bogart Road, Clarendon Farms, Fairfield. Parcel 812-734-8514. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4205.

[CUP-2025-101456](#) Kelly M. Richardson: conditional use permit to build and operate a campground at 3335 Meadow Road, Meadow Road Estates, Varina. Parcel 845-716-6951. Zoning: A-1, Agricultural District. Code Section: 24-4205.

[CUP-2025-101585](#) Juri Miller: conditional use permit to build a detached accessory dwelling unit at 12804 Axe Handle Court, Westin Estates, Three Chopt. Parcel 731-774-8578. Zoning: A-1, Agricultural District. Code Section: 24-4406.

[CUP-2025-101605](#) Jocelyn Escobar: conditional use permit to keep up to six hens in the rear yard at 4704 Kelly Cove, Dunncroft, Brookland. Parcel 760-762-0656. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.

[CUP-2025-101639](#) Christopher R. Dowd: conditional use permit to build a detached garage in the side and rear yards at 8761 Battlefield Park Road, Varina. Parcel 809-679-9297. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

[CUP-2025-101706](#) Michele Norrington: conditional use permit to build an outdoor kitchen in the side and rear yards at 1206 Essex Avenue, University Heights, Tuckahoe. Parcel 757-740-5661. Zoning: R-2, One-Family Residence District. Code Section: 24-4404.A.1.

[CUP-2025-101714](#) Kathryn Quiriconi: conditional use permit to build a detached accessory dwelling unit at 7604 Hampshire Road, Westham, Tuckahoe. Parcel 761-737-1640. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

[CUP-2025-101766](#) Mark White: conditional use permit to build an addition including an accessory dwelling unit at 1602 Bernice Lane, Rainbrook, Tuckahoe. Parcel 747-748-8453. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

[CUP-2025-101787](#) Xuan Dam: conditional use permit to build a swimming pool in the side yard at 11408 Long Meadow Drive, Rock Spring Estates, Brookland. Parcel 765-775-5836. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

VARIANCES

[VAR-2025-100769](#) Blue Steel Construction, LLC: variance from the front yard setback, lot area requirement, and lot width requirement to build a single-family dwelling at 3313 Waverly Boulevard, East Highland Park, Fairfield. The applicant has 4,300 square feet lot area, 35 feet lot width, and 20 feet front yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 35 feet front yard setback. The applicant requests a variance of 1,700 square feet lot area, 15 feet lot width, and 15 feet front yard setback. Parcel 798-734-5927. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.1 and 24-6402.A.2.

[VAR-2025-101185](#) Ironwood Investment Group, LLC: variance from the lot area requirement and lot width requirement to build a single-family dwelling at 2223 Bailey Drive, Montrose Heights, Varina. The applicant has 5,200 square feet lot area and 35 feet lot width, where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 800 square feet lot area and 15 feet lot width. Parcel 805-715-1115. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR-2025-101587](#) Robin Mack: variance from the rear yard setback to build a sunroom over the existing deck at 4121 Mylan Road, Clarendon Farms, Fairfield. The applicant has 35 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback. Parcel 813-733-0449. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.

[VAR-2025-101707](#)

Markandeya Achanta: variance from the rear yard setback to build a sunroom over the existing deck at 4620 Brookemere Drive, Crawford Park at Greenbrooke, Three Chopt. The applicant has 26 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 14 feet rear yard setback. Parcel 745-765-2639. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.

APPROVAL OF MINUTES: June 26, 2025

APPROVAL OF MINUTES: July 24, 2025

OTHER NEW BUSINESS: Election of Officers

ADJOURNMENT