

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

DECEMBER 18, 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, December 18, 2025

BOARD ACTIONS

CONDITIONAL USE PERMITS

CUP-2025-102605 Eric Lawler for Meadow Road Soil Recycling, LLC: renew a conditional use permit to extract sand and gravel at 2876 Meadow Road, Varina. Parcels 842-720-0527 and 842-721-6751. Zoning: A-1, Agricultural District and C-1, Conservation District. Code Section: 24-4205 and 24-4327.
Approved

CUP-2025-102826 Eric Lawler for Slash Resources, LLC: renew a conditional use permit to fill and reclaim a former sand and gravel site at 4220 New Market Road, Varina. Parcel 833-680-7719. Zoning: A-1, Agricultural District. Code Section: 24-4205 and 24-4327.
Approved

CUP-2025-102832 Michael Anliker: conditional use permit to build a detached garage in the side yard at 11129 Opaca Lane, Three Chopt. Parcel 748-772-8341. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
Approved

CUP-2025-102876 Vyacheslav Patsukevich: conditional use permit to build a detached garage in the side yard at 10818 Staples Mill Road, Brookland. Parcel 761-769-7110. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
Deferred to January 22, 2026

VARIANCES

VAR-2025-102657 Hewey Jung: variance from the front yard setback to build a front porch at 105 N Fern Avenue, Highland Springs, Varina. The applicant has 10 feet front yard setback where the Code requires 35 feet front yard setback. The applicant requests a variance of 25 feet front yard setback Parcel 823-725-1843. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.1.
Approved

VAR-2025-102884 Kenneth Parham for Jackie L. Allen: variance from the public street frontage requirement and lot width requirement to build a single-family dwelling at 2013 Byron Street, Martin Annex, Fairfield. The applicant has 47 feet lot width and 47 feet public street frontage, where the Code requires 50 feet lot width and 50 feet public street frontage. The applicant requests a variance of 3 feet lot width and 3 feet public street frontage. Parcel 800-734-6893. Zoning: R-4, One-Family Residence District. Code Section: 24-4306.E.1 and 24-6402.A.2.

Approved

VAR-2025-102885 Kenneth Parham for Jackie L. Allen: variance from the front yard setback, side yard setback, public street frontage requirement, lot area requirement, and lot width requirement to allow a single-family dwelling to remain at 2011 Byron Street, Martin Annex, Fairfield. The applicant has 5,075 square feet lot area, 35 feet lot width, 35 feet public street frontage, 20 feet front yard setback, and 3 and 4 feet side yard setbacks; where the Code requires 6,000 square feet lot area, 50 feet lot width, 50 feet public street frontage, 35 feet front yard setback, and 7 feet side yard setback. The applicant requests a variance of 925 square feet lot area, 15 feet lot width, 15 feet public street frontage, 15 feet front yard setback, and 4 feet side yard setback. Parcel 800-734-6893. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.1, 24-3105.E.5, 24-4306.E.1 and 24-6402.A.2.

Approved

APPEALS

APP-2025-102825 Jasper Carter: appeal of a notice of zoning violation regarding the property at 3400 Vawter Avenue, Fairfield. Parcel 798-735-0619. Zoning: M-1, Light Industrial District. Code Section: 24-2320.

Affirmed

SHOW CAUSE HEARING

Request to Revoke 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.

Revoked