

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

**FEBRUARY 27, 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, CZA, County Planner  
Janaya L. Poarch, Account Clerk

**COUNTY OF HENRICO, VIRGINIA**  
**BOARD OF ZONING APPEALS**  
**THURSDAY, FEBRUARY 27, 2025**

**BEGINNING AT 9:00**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL**

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**CONDITIONAL USE PERMITS**

[CUP-2024-102489](#) Tim Coffey: conditional use permit to build a detached accessory dwelling unit at 610 Horsepen Road, College Hills, Tuckahoe. Parcel 761-738-3664. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

[CUP-2024-102713](#) Haidy Wahba: conditional use permit to provide daycare for up to 12 children in the home at 4601 Pinenoble Court, Woods at Innsbrook, Brookland. Parcel 754-765-1291. Zoning: R-3A, One-Family Residence District. Code Section: 24-4205.

[CUP-2024-102556](#) Grace Screeney: conditional use permit to keep up to six hens in the rear yard at 9624 Tracy Court, Pemberton West, Tuckahoe. Parcel 748-747-9619. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.

[CUP-2024-102763](#) Alison Meehan: conditional use permit to build a detached garage in the front and side yards at 12585 Kain Road, Three Chopt. Parcel 734-770-3379. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.  
**WITHDRAWN**

[CUP-2024-102812](#) Dieleta McKnight: conditional use permit to finish the basement as an accessory dwelling unit at 1314 Cole Boulevard, Berrymeade Hills, Fairfield. Parcel 783-763-1594. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

[CUP-2025-100024](#) Melvin Snead, III: conditional use permit to build a detached garage in the front and side yards at 5401 New Market Road, Plantation Bluffs, Varina. Parcel 843-671-6325. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

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## 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-2025-100077](#) Nate Doggett: variance from the lot area requirement to build a single-family dwelling at 11571 Edinburgh Road, McDonalds Small Farms, Three Chopt. The applicant has 0.74 acre lot area where the Code requires 1.0 acre lot area. The applicant requests a variance of 0.26 acre lot area. Parcel 744-762-1650. Zoning: A-1, Agricultural District. Code Section: 24-3204.D.

[VAR-2025-100104](#) Dennis Smith: variance from the lot area requirement to build a single-family dwelling at 7817 Noble Avenue, Vaughan Heights, Fairfield. The applicant has 4,719 square feet lot area where the Code requires 6,000 square feet lot area. The applicant requests a variance of 1,281 square feet lot area. Parcel 785-755-9005. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

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**APPROVAL OF MINUTES:** January 23, 2025

**OTHER NEW BUSINESS:** Rear Yard Setbacks for Screened Porches and Sunrooms

**ADJOURNMENT**