

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

JUNE 26, 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

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
Thursday, June 26, 2025

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

- [CUP-2025-100758](#) Benjamin Harris: conditional use permit to build a detached garage in the front yard at 8871 Battlefield Park Road, Varina. Parcel 809-679-1012. Zoning: R-2A, One-Family Residence District. Code Section: 24-4404.A.1.
- [CUP-2025-100762](#) Murtaza Popalzai: conditional use permit to keep up to six hens in the rear yard at 9 W Magruder Street, Sandston, Varina. Parcel 826-717-7826. Zoning: R-4, One-Family Residence District. Code Section: 24-4420.G.
- [CUP-2025-101095](#) Alma Zieve: conditional use permit to keep up to six hens in the rear yard at 9204 Fordson Road, West Briar, Three Chopt. Parcel 753-752-6926. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G.
- [CUP-2025-101161](#) Commonwealth Catholic Charities: amend a conditional use permit to allow a children's residential facility at 1307 Lakeside Avenue, Fairfield. Parcel 784-751-0555. Zoning: R-4, One-Family Residence District. Code Section: 24-4205.

VARIANCES

- [VAR-2025-100769](#) Blue Steel Construction, LLC: variance from the lot area, lot width, and front yard setback requirements 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 and lot width requirements 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-2025-101200](#)

Sterling Development Corp.: variance from the lot area, lot width, and public street frontage requirements to build a single-family dwelling at 2798 Pennington Road, Tuckahoe. The applicant has 9,600 square feet lot area, 74 feet lot width, and 0 feet public street frontage, where the Code requires 11,000 square feet lot area, 80 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 1,400 square feet lot area, 6 feet lot width, and 50 feet public street frontage. Parcel 761-751-7988. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D and 24-4306.E.1.

[VAR-2025-101205](#)

Trek Properties, LLC: variance from the lot area requirement to build a single-family dwelling at 4307 2nd Street, Windsor Place, Varina. The applicant has 5,200 square feet lot area where the Code requires 6,000 square feet lot area. The applicant requests a variance of 800 square feet lot area. Parcels 808-721-9450 and 809-721-0051. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR-2025-101223](#)

Zachary R. Poprocky: variance from the rear yard setback to build a screened porch at 10163 Berrymeade Place, Berrymeade, Fairfield. The applicant has 30 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback. Parcel 782-764-0279. Zoning: R-4, One-Family Residence District. Code Section: 24-3311.D.

[VAR-2025-101244](#)

9801 Drouin Dr LLC: variance from the public street frontage requirement to build a single-family dwelling at 9785 Drouin Drive, Kingsbridge, 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 740-736-9339. Zoning: R-0, One-Family Residence District. Code Section: 24-4306.E.1.

OTHER NEW BUSINESS:

ADJOURNMENT