

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

**MARCH 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, MARCH 27, 2025**  
**BOARD ACTIONS**

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**CONDITIONAL USE PERMITS**

CUP-2025-100190 Elmer Herrera: conditional use permit to build an accessory dwelling unit attached to a garage at 8151 Hillcrest Road, Varina Gardens, Varina. Parcel 812-686-4352. Zoning: A-1, Agricultural District. Code Section: 24-4406.  
**APPROVED**

CUP-2025-100234 Katherine Houston: conditional use permit to keep up to six hens in the rear yard at 1804 Terrace Avenue, Hermitage Club Terrace, Fairfield. Parcel 782-750-0930. Zoning: R-2, One-Family Residence District. Code Section: 24-4420.G.  
**APPROVED**

CUP-2025-100238 Joseph S. Massie: conditional use permit to build a pool house in the side and rear yards at 8303 Bowers Lane, Fairfield. Parcel 789-756-5362.  
**APPROVED** Zoning: R-2A, One-Family Residence District. Code Section: 24-4404.A.1.

CUP-2025-100267 Demetrios Tsipsis: conditional use permit to keep two pygmy goats in the rear yard at 209 El Dorado Drive, Sleepy Hollow Estates, Tuckahoe. Parcel 749-735-1569. Zoning: R-1, One-Family Residence District. Code Section: 24-4420.F.  
**DEFERRED TO  
APRIL 24**

CUP-2025-100284 Maggie Harrington: conditional use permit to allow short-term rental of a dwelling at 8713 Midway Road, Westhampton Settlement, Tuckahoe. Parcel 751-739-9688. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.  
**APPROVED**

CUP-2025-100359 Ryan Truong: conditional use permit to allow short-term rental of a dwelling at 102 N Grove Avenue, Highland Springs, Varina. Parcel 823-725-2736. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.  
**APPROVED**

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**VARIANCES**

VAR-2025-100331 Donnetta Payne: variance from the public street frontage requirement to build a single-family dwelling at 1525 Kimbrook Lane, Varina. 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 829-722-9708. Zoning: A-1, Agricultural District.  
**APPROVED**

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.  
**APPROVED**