

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

**MAY 22, 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 Poarch, Account Clerk

**COUNTY OF HENRICO, VIRGINIA**  
**BOARD OF ZONING APPEALS**  
**Thursday, May 22, 2025**

**BEGINNING AT 9:00 AM**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL**

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**CONDITIONAL USE PERMITS**

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| <a href="#"><u>CUP-2025-100633</u></a> | Britney Holloway: conditional use permit to allow hosted short-term rental of a dwelling at 4908 Bangor Court, Forest Green at Shannon Green, Brookland. Parcel 762-757-5097. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4431.A. |
| <a href="#"><u>CUP-2025-100748</u></a> | Isaiah Thomas: conditional use permit to keep up to six hens in the rear yard at 9203 Lyndonway Drive, Pinedale Farms, Tuckahoe. Parcel 752-747-2746. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.                                       |
| <a href="#"><u>CUP-2025-100749</u></a> | Kanikka Blakely: conditional use permit to provide daycare for up to 12 children in the home at 3213 Glenwood Ridge Drive, Glenwood Lakes, Fairfield. Parcel 805-728-8754. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-4205.     |
| <a href="#"><u>CUP-2025-100758</u></a> | 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.  |
| <a href="#"><u>CUP-2025-100762</u></a> | 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.  |
| <a href="#"><u>CUP-2025-100778</u></a> | Tony Wyrick: conditional use permit to allow short-term rental of the dwelling at 5315 Lee Avenue, Shenandoah Place, Brookland. Parcel 771-737-6143. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.   |

<a href="#"><u>CUP-2025-100803</u></a>	Esther Bebawy: conditional use permit to allow hosted short-term rental of a dwelling at 5616 Drayton Drive, Linsey Lakes, Brookland. Parcel 757-767-2874. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4431.A.
<a href="#"><u>CUP-2025-100854</u></a>	Misun Chang: conditional use permit to allow short-term rental of a dwelling at 2521 Maplewood Road, Hermitage Park, Fairfield. Parcel 779-747-3936. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.
<a href="#"><u>CUP-2025-100882</u></a>	Richard Johnson: conditional use permit to build a detached garage in the front and side yards at 6917 Fort Alvis Court, Village at Olde Colony, Varina. Parcel 803-694-4284. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4404.A.1.
<a href="#"><u>CUP-2025-100936</u></a>	Jae W. Lee: conditional use permit to build a detached accessory dwelling unit at 2836 Dumbarton Road, Fairfield. Parcel 777-745-5214. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

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## **VARIANCES**

<a href="#"><u>VAR-2025-100658</u></a>	Subrahmaniam Garimella: variance from the rear yard setback to build a sunroom over the existing deck at 11471 Stanford Mill Road, Stanford Mill, Three Chopt. The applicant has 30 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 744-763-9124. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.
<a href="#"><u>VAR-2025-100867</u></a>	Carlton D. Bailey, Jr.: variance from the side yard setback to build an addition to accommodate an elevator at 8413 Sleepy Duck Place, Westham Village, Tuckahoe. The applicant has 8 feet side yard setback where the code requires 12 feet side yard setback. The applicant requests a variance of 4 feet side yard setback. Parcel 755-736-2205. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D.

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**APPROVAL OF MINUTES: March 27, 2025**

**APPROVAL OF MINUTES: April 24, 2025**

**OTHER NEW BUSINESS:**

**ADJOURNMENT**