

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

**SEPTEMBER 25, 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, September 25, 2025**

**BEGINNING AT 9:00 AM**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL**

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**CONDITIONAL USE PERMITS**

[CUP-2024-101127](#) Lateisha Harvey: conditional use permit to provide in-home daycare for up to 12 children at 1023 Bogart Road, Clarendon Farms, Fairfield. Parcel 812-734-8514. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4205.

[CUP-2025-101576](#) Rachel Morris: conditional use permit to keep 10 dogs at 2807 Bethlehem Road, West Broad Street Village, Brookland. Parcel 766-748-7835. Zoning: R-4, One-Family Residence District. Code Section: 24-4420.C.3.

[CUP-2025-101829](#) Colby Alexander Ryan: conditional use permit to build a detached accessory dwelling unit at 2704 Overton Road, Lakeside Gardens, Fairfield. Parcel 778-747-0199. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

[CUP-2025-102007](#) Matthew Stanwix: conditional use permit to build a detached garage and a pool house in the side yard at 8871 River Road, Cedar Ridge, Tuckahoe. Parcel 748-733-1686. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.

[CUP-2025-102056](#) William C. Perkins: conditional use permit to build a detached accessory dwelling unit at 1407 Southbury Avenue, Nelson Estates, Varina. Parcel 803-704-7839. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

[CUP-2025-102067](#) Stephanie Carter: conditional use permit to build a carport in the side yard at 8214 Bowers Lane, Wildwood, Fairfield. Parcel 789-756-5922. Zoning: R-2A, One-Family Residence District. Code Section: 24-4404.A.1.

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## VARIANCES

### [VAR-2025-101300](#)

Jesus Alvarez: variance from the public street frontage requirement to build a single-family dwelling at 9104 Mayfair Avenue, Fairfield. 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 770-758-8369. Zoning: R-3, One-Family Residence District. Code Section: 24-4306.E.1.

### [VAR-2025-101626](#)

Liberty Homes of Virginia, Inc.: variance from the lot width requirement to build a single-family dwelling at 11491 Mill Road, Brookland. The applicant has 66 feet lot width where the Code requires 100 feet lot width. The applicant requests a variance of 34 feet lot width. Parcel 767-774-8242. Zoning: R-2, One-Family Residence District. Code Section: 24-3307.D.

### [VAR-2025-101827](#)

Bobbie Smith: variance from the rear yard setback to build a screened porch over an existing deck at 6043 Renwick Drive, Renwick at Wyndham, Three Chopt. The applicant has 23 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback. Parcel 738-781-4812. Zoning: R-4C, One-Family Residence District (Conditional). Code Section: 24-3311.D.

### [VAR-2025-101947](#)

James Randolph: variance from the public street frontage requirement to build a single-family dwelling at 1401 River Bend Road, 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 803-681-8038. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1.

### [VAR-2025-102074](#)

Sam Wilkinson: variance from the rear yard setback and side yard setback to build an addition at 2114 Lennox Road, Bryan Parkway, Fairfield. The applicant has 2 feet side yard setback and 20 feet rear yard setback where the Code requires 7 feet side yard setback and 25 feet rear yard setback. The applicant requests a variance of 5 feet side yard setback and 5 feet rear yard setback. Parcel 781-744-5850. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.5.

### [VAR-2025-102090](#)

Roberta Ferrari Rice: variance from the rear yard setback to build a screened porch at 2805 Bluebell Court, Laurel West, Fairfield. The applicant has 37 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback. Parcel 773-767-8885. Zoning: R-2A, One-Family Residence District. Code Section: 24-3308.D.

[VAR-2025-102093](#)

Timothy Connell: variance from the rear yard setback to build an addition at 9112 Francis Marion Court, Francis Marion, Brookland. The applicant has 27 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback. Parcel 759-764-4745. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

**APPROVAL OF MINUTES: August 28, 2025**

**OTHER NEW BUSINESS**

**ADJOURNMENT**