

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

February 26, 2026

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
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, February 26, 2026

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP-2025-102551](#) Mauricio Linares: conditional use permit to keep up to six hens in the rear yard at 2815 Dellrose Avenue, Hermitage Park Addition, Fairfield. Parcel 777-746-4534. Zoning: R-4, One-Family Residence District. Code Section: 24-4420.G.
Fairfield

[CUP-2025-103244](#) Gaw Phaw: conditional use permit to allow short-term rental of a dwelling at 5303 W Grace Street, Shenandoah Place, Brookland. Parcel 771-736-3776. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.
Brookland

[CUP-2026-100073](#) Mikhail Karasiou: conditional use permit to allow hosted short-term rental of a dwelling at 2004 Haviland Drive, Wedgewood Park, Three Chopt. Parcel 753-750-8165. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.
Three Chopt

[CUP-2026-100151](#) Ingrid and Josh Addison: conditional use permit to allow short-term rental of a guesthouse at 8320 Fulham Court, Chickahominy Bluffs, Fairfield. Parcel 795-754-7793. Zoning: R-2, One-Family Residence District. Code Section: 24-4431.A.
Fairfield

[CUP-2026-100162](#) Alessandro Ragazzi for Plank Road Properties: conditional use permit to build a padel court and pavilion in the front and side yards at 2 Country Squire Lane, Westham, Tuckahoe. Parcel 758-733-1636. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.
Tuckahoe

[CUP-2026-100171](#) William Benson: conditional use permit to keep nine dogs for a period of one year at 5213 Wheat Ridge Place, Chappell Ridge at Wyndham Forest, Three Chopt. Parcel 748-774-9238. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-4420.C.
Three Chopt

VARIANCES

[VAR-2025-102369](#)

Tuckahoe

George Gray III for 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.

APPEALS

[APP-2026-100056](#)

[County exhibits](#)

[Appellant exhibits](#)

Andrew Conclin for Darbytown Road LLC: appeal of an administrative decision regarding the property at 2300 Darbytown Road, Varina. Parcel 812-704-4612. Zoning: M-1, Light Industrial District. Code Section: 24-2320.

APPROVAL OF MINUTES: January 22, 2026

OTHER NEW BUSINESS

ADJOURNMENT