

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

JANUARY 22, 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, January 22, 2026

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUEST FOR DEFERRAL: CUP-2025-102551

CONDITIONAL USE PERMITS

[CUP-2025-102351](#) Joel Estrada: conditional use permit to build a detached accessory dwelling unit at 10726 Greenwood Road, Fairfield. Parcel 778-767-4776. Zoning: A-1, Agricultural District. Code Section: 24-4406.
Fairfield

[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-2025-102876](#) Vyacheslav Patsukevich: conditional use permit to build a detached garage in the side yard at 10818 Staples Mill Road, Brookland. Parcel 761-769-7110. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
Brookland
(Note: this case was renumbered CUP-2026-100007 in Build Henrico)

CUP-2025-102969 Taylor Combs: conditional use permit to keep up to six hens in the rear yard at 9709 Hastings Mill Drive, Brittany, Brookland. Parcel 765-761-4871. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-4420.G.
WITHDRAWN

[CUP-2025-103110](#) Eliot Dudik for Gurpreet Gill: conditional use permit to build an accessory building in the side yard at 5738 Shady Grove Road, Three Chopt. Parcel 744-777-8437. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
Three Chopt

VARIANCES

[VAR-2025-102362](#)

Fairfield

Noble Development of Virginia Corp.: variance from the lot width requirement to build a single-family dwelling at 140 Cedar Fork Road, Fairfield. The applicant has 55 feet lot width where the Code requires 65 feet lot width. The applicant requests a variance of 10 feet lot width. Parcel 811-725-6020. Zoning: R-3, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR-2025-103112](#)

Brookland

Eric Walker for Cauthorne Properties, LLC: variance from the public street frontage requirement and lot width requirement to build a single-family dwelling at 4900 Penick Road, Greendale Forest, Brookland. The applicant has 48 feet lot width and 48 feet public street frontage, where the Code requires 50 feet lot width and 50 feet public street frontage. The applicant requests a variance of 2 feet lot width and 2 feet public street frontage. Parcel 770-747-5350. Zoning: R-4, One-Family Residence District. Code Section: 24-4306.E.1 and 24-6402.A.2.

[VAR-2025-103121](#)

Tuckahoe

Kate Lafayette for 908 S Gaskins LLC: variance from the lot width requirement to build a single-family dwelling at 916 S Gaskins Road, Tuckahoe. The applicant has 50 feet lot width where the Code requires 200 feet lot width. The applicant requests a variance of 150 feet lot width. Parcel 738-732-0576. Zoning: R-0, One-Family Residence District. Code Section: 24-3303.D.

APPROVAL OF MINUTES: December 18, 2025

OTHER NEW BUSINESS

ADJOURNMENT