

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

June 25, 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
Ben Sehl, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, CZA, County Planner
Sara J. Rozmus, AICP, County Planner
Edie Golden, GIS Specialist

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
Thursday, June 25, 2026

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP-2026-101038](#)

Varina

Randy Hooker for J. E. Liesfeld Contractor, Inc.: conditional use permit to extract sand and gravel at 8951 Strath Road, Varina. Parcel 816-677-8788. Zoning: A-1, Agricultural District. Code Section: 24-4205

[CUP-2026-101049](#)

Varina

Charisse Cofield: conditional use permit to convert an attached garage to an accessory dwelling unit at 1401 Neblett Court, Village at Olde Colony, Varina. Parcel 803-696-8956. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4406.

[CUP-2026-101050](#)

Varina

Damon Murphy: conditional use permit to convert a pool house to an accessory dwelling unit at 1030 Berryhill Road, Richmond Heights, Varina. Parcel 800-693-2105. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

CUP-2026-101093

WITHDRAWN

Larry Owens for Talliscia Irby: conditional use permit to build a detached accessory dwelling unit at 1601 Harvest Grove Lane, Harvest Crest, Fairfield. Parcel 809-731-6427. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-4406.

[CUP-2026-101260](#)

Tuckahoe

Margaret Congdon: conditional use permit to keep up to six hens in the rear yard at 6 Carterham Court, Deer Lodge, Tuckahoe. Parcel 746-736-2117. Zoning: R-1, One-Family Residence District. Code Section: 24-4420.G.

VARIANCES

[VAR-2026-100864](#)

Varina

Remnant Real Estate Solutions, LLC: variance from the lot area requirement to build a single-family dwelling at 4307 3rd Street, Windsor Place, Varina. The applicant has 5,000 square feet lot area where the Zoning Ordinance requires 6,000 square feet lot area. The applicant requests a variance of 1,000 square feet lot area. Parcel 809-721-1027. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR-2026-101029](#)

Tuckahoe

Jennifer Radakovic for Bryan and Erin Fratkin: variance from the accessory structure setback to build a swimming pool at 5 Cedaridge Road, Cedar Ridge, Tuckahoe. The applicant has 28 feet accessory structure setback where the Zoning Ordinance requires 50 feet accessory structure setback. The applicant requests a variance of 22 feet accessory structure setback. Parcel 748-733-2739. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.9.

[VAR-2026-101039](#)

Brookland

Lee Shadbolt: variance from the rear yard setback to build a patio roof over an existing deck at 3909 Shae Place, Shae Place, Brookland. The applicant has 35 feet rear yard setback where the Zoning Ordinance requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 767-774-4730. Zoning: R-2, One-Family Residence District. Code Section: 24-3307.D.

[VAR-2026-101086](#)

Three Chopt

Jhovanny Velazco: variance from the rear yard setback to build additions and a detached accessory structure at 4774 Hepler Ridge Way, Smith Grove at Bacova, Three Chopt. The applicant has 20 feet rear yard setback where the Zoning Ordinance requires 35 feet. The applicant requests a variance of 15 feet rear yard setback. Parcel 736-768-7764. Zoning: R-5AC, General Residence District (Conditional). Code Section: 24-3313.D.

[VAR-2026-100843](#)

Brookland

Andrew Condlin for Staples Mill Land Trust: variance from the street side yard setback and lot width requirement to build a multifamily residential building at 2100-2116 Staples Mill Road, Mayfield, Brookland. The applicant has 99 feet lot width and 25 feet street side yard setback where the Zoning Ordinance requires 100 feet lot width and 40 feet street side yard setback. The applicant requests a variance of 1 foot lot width and 15 feet street side yard setback. Parcels 774-738-9392, 774-738-9586, 774-738-9680, 774-738-9875, 774-738-9946, 774-738-9952, 774-738-9958, 774-738-9964 and 774-738-9970. Zoning: R-5, General Residence District. Code Section: 24-3105.D and 24-3315.D.

APPEALS

[APP-2026-101000](#)

Brookland

Andrew Condlin for Staples Mill Land Trust: appeal decisions of the director of planning regarding the property at 2100-2116 Staples Mill Road, Mayfield, Brookland. Parcels 774-738-9392, 774-738-9586, 774-738-9680, 774-738-9875, 774-738-9946, 774-738-9952, 774-738-9964 and 774-738-9970. Zoning: R-5, General Residence District. Code Section: 24-2320.

[APP-2026-100767](#)

Fairfield

Duncan H. MacPherson: appeal a notice of violation regarding the property at 10748 and 10798 Greenwood Road, Fairfield. Parcels 777-768-9356 and 778-768-2615. Zoning: A-1, Agricultural District. Code Section: 24-2320.

APPROVAL OF MINUTES

OTHER NEW BUSINESS

ADJOURNMENT