

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

March 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
Ben Sehl, 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, March 26, 2026

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP-2026-100321](#)

Varina

Anne Miller for Lavega Itzae Farm: conditional use permit to operate a restaurant and equestrian facility at 3801 Darbytown Road, Varina. Parcel 826-690-8089. Zoning: A-1, Agricultural District. Code Section: 24-4303.E.3.

[CUP-2026-100389](#)

Fairfield

Amari Wright for Greater Richmond Aquatics Partnership: amend a conditional use permit to expand a recreation facility at 317 N Wilkinson Road, Fairfield. Parcels 792-753-6169 and 792-753-8870. Zoning: R-2A, One-Family Residence District. Code Section: 24-1406.C.

VARIANCES

[VAR-2026-100411](#)

Fairfield

Amari Wright for Greater Richmond Aquatics Partnership: variance from the rear yard setback to expand a recreation facility at 317 N Wilkinson Road, Fairfield. The applicant has 10 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 35 feet rear yard setback. Parcel 792-753-8870. Zoning: R-2A, One-Family Residence District. Code Section: 24-3308.D.

[VAR-2025-101300](#)

Fairfield

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-2026-100291](#)

Three Chopt

Christopher Robbins for Melissa Poccia: variance from the rear yard setback to replace a deck with a screened porch at 6008 Maybrook Way, Maybrook at Wyndham, Three Chopt. The applicant has 30 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback. Parcel 737-779-3240. Zoning: R-4C, One-Family Residence District (Conditional). Code Section: 24-3311.D.

[VAR-2026-100344](#)

Three Chopt

Ken Felts for Ravi Vachhani: variance from the rear yard setback to build an addition at 5705 Averys Court, Covington, Three Chopt. The applicant has 42 feet rear yard setback where the Code requires 45 feet rear yard setback. The applicant requests a variance of 3 feet rear yard setback. Parcel 743-776-6419. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-3308.D.

[VAR-2026-100351](#)

Fairfield

Michael Anderson: variance from the rear yard setback to build a sunroom at 1606 Delma Drive, Middleton, Fairfield. The applicant has 28 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback. Parcel 782-759-1229. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D.

APPEALS

[APP-2026-100155](#)

Fairfield

John Gregorio for Mosab al Kofahi: appeal of an administrative decision regarding the property at 5100 Richmond Henrico Turnpike, Meadowood, Fairfield. Parcel 794-744-4156. Zoning: B-1, Business District. Code Section: 24-2320.

APPROVAL OF MINUTES: January 22, 2026 and February 26, 2026

OTHER NEW BUSINESS

ADJOURNMENT