

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

September 24, 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, September 24, 2026

PRELIMINARY AGENDA
(NEW CASES ONLY)

CONDITIONAL USE PERMITS

[CUP-2026-101689](#)

Varina

CUP-2026-101689 Katina Scott: conditional use permit to provide daycare for up to 12 children in the home at 6837 Sir Galahad Court, Castleton, Varina. Parcel 823-691-1846. Zoning: R-5AC, General Residence District (Conditional). Code Section: 24-4402.

[CUP-2026-101819](#)

Brookland

CUP-2026-101819 Danny Shockley for Warren Vassar: conditional use permit to build a detached accessory dwelling unit at 8301 Hungary Road, Laurel Heights, Brookland. Parcel 766-760-5406. Zoning: R-2, One-Family Residence District. Code Section: 24-4406.

[CUP-2026-101858](#)

Varina

CUP-2026-101858 Gary Duverney for Tammy Carter: conditional use permit to build a swimming pool in the side yard at 2640 Portugee Road, Allen Estates, Varina. Parcel 840-704-3921. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.

[CUP-2026-101881](#)

Varina

CUP-2026-101881 Joel Vigal: conditional use permit to keep more than four dogs at 7570 Elko Road, The Pines, Varina. Parcel 857-692-0721. Zoning: A-1, Agricultural District. Code Section: 24-4420.G.

[CUP-2026-101924](#)

Fairfield

CUP-2026-101924 Deborah Fazenbaker: conditional use permit to allow short-term rental of a dwelling at 6013 Bonneau Road, Chamberlayne Heights, Fairfield. Parcel 791-753-6715. Zoning: R-2A, One-Family Residence District. Code Section: 24-4431.A.

[CUP-2026-101994](#)

Brookland

CUP-2026-101994 Moises Cruz: conditional use permit to convert a detached garage to an accessory dwelling unit at 7210 Fountain Avenue, West Broad Street Village, Brookland. Parcel 767-748-0418. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

[CUP-2026-102012](#)

Tuckahoe

CUP-2026-102012 Shannon Easter for Samuel Kettering: conditional use permit to allow an accessory building to remain in the front and side yard at 6503 River Road, Westham, Tuckahoe. Parcel 760-732-1770. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.

[CUP-2026-102039](#)

Tuckahoe

CUP-2026-102039 Tiff Armstrong: conditional use permit to build a detached garage in the front yard at 8703 River Road, Tuckahoe. Parcel 753-730-2790. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.

VARIANCES

[VAR-2026-101718](#)

Three Chopt

VAR-2026-101718 Walter Joseph for Paula Young: variance from the side yard setback to build an addition at 9741 Pemberton Crossing Drive, Pemberton Crossing, Three Chopt. The applicant has 8 feet side yard setback where the Zoning Ordinance requires 16 feet side yard setback. The applicant requests a variance of 8 feet side yard setback. Parcel 753-756-7574. Zoning: R-5AC, General Residence District (Conditional). Code Section: 24-3313.D.

[VAR-2026-101904](#)

Tuckahoe

VAR-2026-101904 Richard Deutsch: variance from the lot width requirement to build a single-family dwelling at 513 S Gaskins Road, Tuckahoe. The applicant has 180 feet lot width where the Zoning Ordinance requires 200 feet lot width. The applicant requests a variance of 20 feet lot width. Parcel 740-734-9245. Zoning: R-0, One-Family Residence District. Code Section: 24-3303.D.

APPEALS

NONE