

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

MAY 22, 2025

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
Leslie A. News, PLA, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, CZA, County Planner
Sara J. Rozmus, CZA, County Planner
Janaya Poarch, Account Clerk

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
Thursday, May 22, 2025

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

- [CUP-2025-100633](#) Britney Holloway: conditional use permit to allow hosted short-term rental of a dwelling at 4908 Bangor Court, Forest Green at Shannon Green, Brookland. Parcel 762-757-5097. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4431.A.
- [CUP-2025-100748](#) Isaiah Thomas: conditional use permit to keep up to six hens in the rear yard at 9203 Lyndonway Drive, Pinedale Farms, Tuckahoe. Parcel 752-747-2746. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.
- [CUP-2025-100749](#) Kanikka Blakely: conditional use permit to provide daycare for up to 12 children in the home at 3213 Glenwood Ridge Drive, Glenwood Lakes, Fairfield. Parcel 805-728-8754. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-4205.
- [CUP-2025-100758](#) Benjamin Harris: conditional use permit to build a detached garage in the front yard at 8871 Battlefield Park Road, Varina. Parcel 809-679-1012. Zoning: R-2A, One-Family Residence District. Code Section: 24-4404.A.1.
- [CUP-2025-100762](#) Murtaza Popalzai: conditional use permit to keep up to six hens in the rear yard at 9 W Magruder Street, Sandston, Varina. Parcel 826-717-7826. Zoning: R-4, One-Family Residence District. Code Section: 24-4420.G.
- [CUP-2025-100778](#) Tony Wyrick: conditional use permit to allow short-term rental of the dwelling at 5315 Lee Avenue, Shenandoah Place, Brookland. Parcel 771-737-6143. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.

[CUP-2025-100803](#) Esther Bebawy: conditional use permit to allow hosted short-term rental of a dwelling at 5616 Drayton Drive, Linsey Lakes, Brookland. Parcel 757-767-2874. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4431.A.

[CUP-2025-100854](#) Misun Chang: conditional use permit to allow short-term rental of a dwelling at 2521 Maplewood Road, Hermitage Park, Fairfield. Parcel 779-747-3936. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.

[CUP-2025-100882](#) Richard Johnson: conditional use permit to build a detached garage in the front and side yards at 6917 Fort Alvis Court, Village at Olde Colony, Varina. Parcel 803-694-4284. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4404.A.1.

[CUP-2025-100936](#) Jae W. Lee: conditional use permit to build a detached accessory dwelling unit at 2836 Dumbarton Road, Fairfield. Parcel 777-745-5214. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

VARIANCES

[VAR-2025-100658](#) Subrahmaniam Garimella: variance from the rear yard setback to build a sunroom over the existing deck at 11471 Stanford Mill Road, Stanford Mill, Three Chopt. The applicant has 30 feet rear yard setback where the Code requires 40 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback. Parcel 744-763-9124. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-3309.D.

[VAR-2025-100867](#) Carlton D. Bailey, Jr.: variance from the side yard setback to build an addition to accommodate an elevator at 8413 Sleepy Duck Place, Westham Village, Tuckahoe. The applicant has 8 feet side yard setback where the code requires 12 feet side yard setback. The applicant requests a variance of 4 feet side yard setback. Parcel 755-736-2205. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D.

APPROVAL OF MINUTES: March 27, 2025

APPROVAL OF MINUTES: April 24, 2025

OTHER NEW BUSINESS:

ADJOURNMENT