

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

JUNE 26, 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, AICP, County Planner
Kayla Shelton, Account Clerk

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
Thursday, June 26, 2025

BEGINNING AT 9:00 AM

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

- | | |
|-----------------|--|
| 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-2025-101095 | Alma Zieve: conditional use permit to keep up to six hens in the rear yard at 9204 Fordson Road, West Briar, Three Chopt. Parcel 753-752-6926. Zoning: R-3, One-Family Residence District. Code Section: 24-4420.G. |
| CUP-2025-101161 | Commonwealth Catholic Charities: amend a conditional use permit to allow a children's residential facility at 1307 Lakeside Avenue, Fairfield. Parcel 784-751-0555. Zoning: R-4, One-Family Residence District. Code Section: 24-4205. |

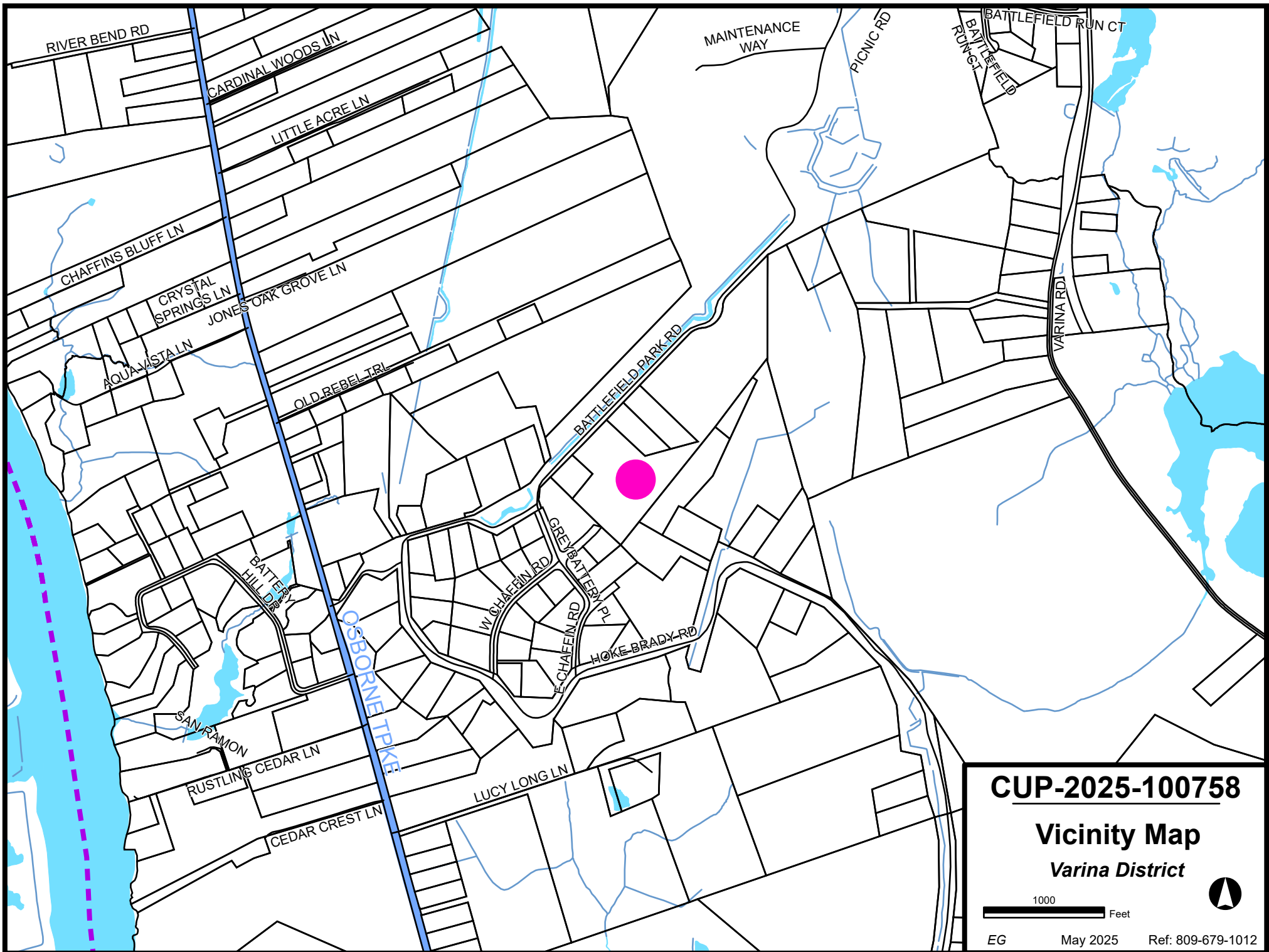
VARIANCES

- | | |
|-----------------|--|
| VAR-2025-100769 | Blue Steel Construction, LLC: variance from the lot area, lot width, and front yard setback requirements to build a single-family dwelling at 3313 Waverly Boulevard, East Highland Park, Fairfield. The applicant has 4,300 square feet lot area, 35 feet lot width, and 20 feet front yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 35 feet front yard setback. The applicant requests a variance of 1,700 square feet lot area, 15 feet lot width, and 15 feet front yard setback. Parcel 798-734-5927. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.1 and 24-6402.A.2. |
|-----------------|--|

- VAR-2025-101185 Ironwood Investment Group, LLC: variance from the lot area and lot width requirements to build a single-family dwelling at 2223 Bailey Drive, Montrose Heights, Varina. The applicant has 5,200 square feet lot area and 35 feet lot width, where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 800 square feet lot area and 15 feet lot width. Parcel 805-715-1115. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.
- VAR-2025-101200 Sterling Development Corp.: variance from the lot area, lot width, and public street frontage requirements to build a single-family dwelling at 2798 Pennington Road, Tuckahoe. The applicant has 9,600 square feet lot area, 74 feet lot width, and 0 feet public street frontage, where the Code requires 11,000 square feet lot area, 80 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 1,400 square feet lot area, 6 feet lot width, and 50 feet public street frontage. Parcel 761-751-7988. Zoning: R-3, One-Family Residence District. Code Section: 24-3309.D and 24-4306.E.1.
- VAR-2025-101205 Trek Properties, LLC: variance from the lot area requirement to build a single-family dwelling at 4307 2nd Street, Windsor Place, Varina. The applicant has 5,200 square feet lot area where the Code requires 6,000 square feet lot area. The applicant requests a variance of 800 square feet lot area. Parcels 808-721-9450 and 809-721-0051. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.
- VAR-2025-101223 Zachary R. Poprocky: variance from the rear yard setback to build a screened porch at 10163 Berrymeade Place, Berrymeade, Fairfield. 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 782-764-0279. Zoning: R-4, One-Family Residence District. Code Section: 24-3311.D.
- VAR-2025-101244 9801 Drouin Dr LLC: variance from the public street frontage requirement to build a single-family dwelling at 9785 Drouin Drive, Kingsbridge, Tuckahoe. 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 740-736-9339. Zoning: R-0, One-Family Residence District. Code Section: 24-4306.E.1.

OTHER NEW BUSINESS:

ADJOURNMENT



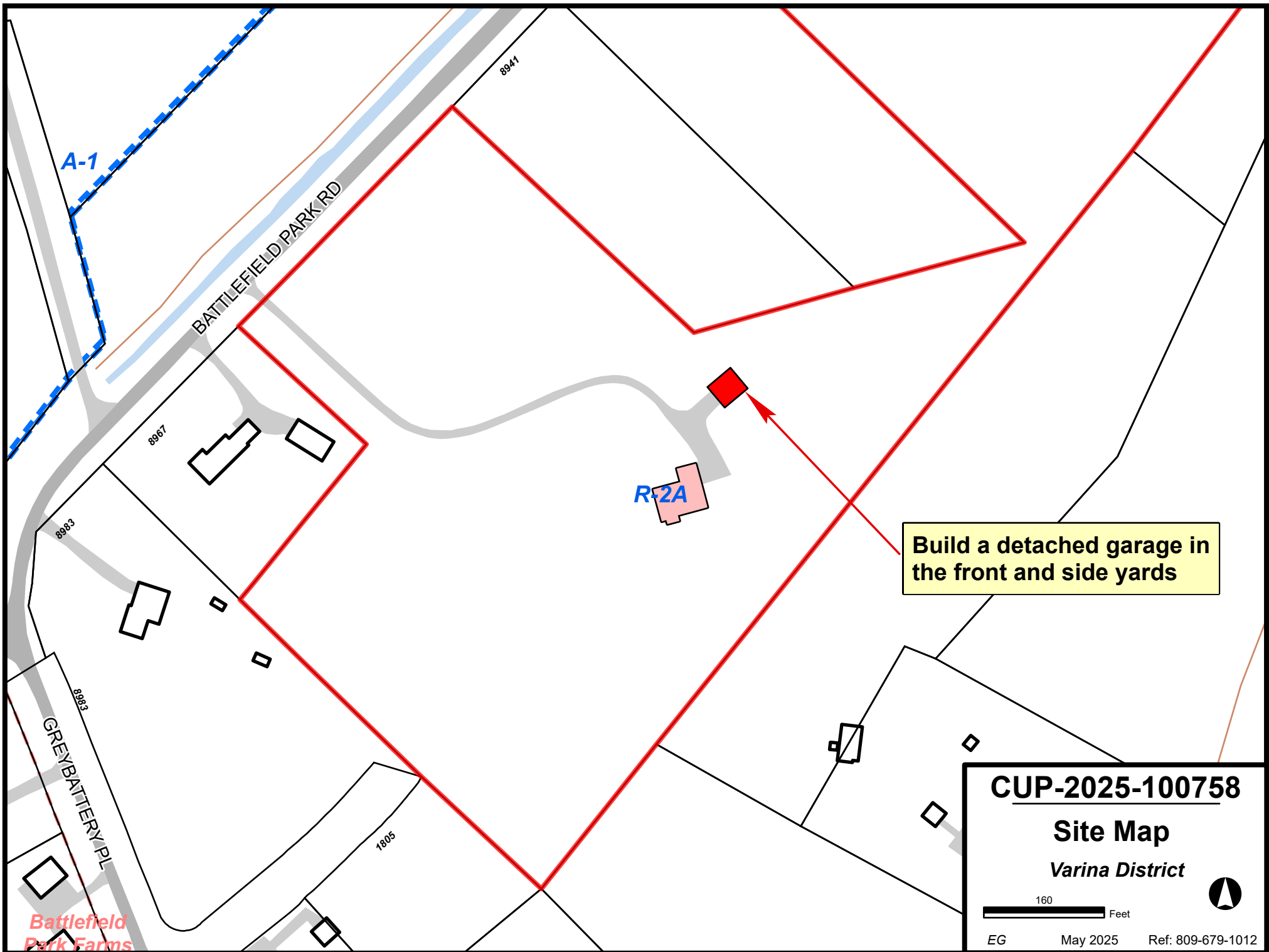
CUP-2025-100758

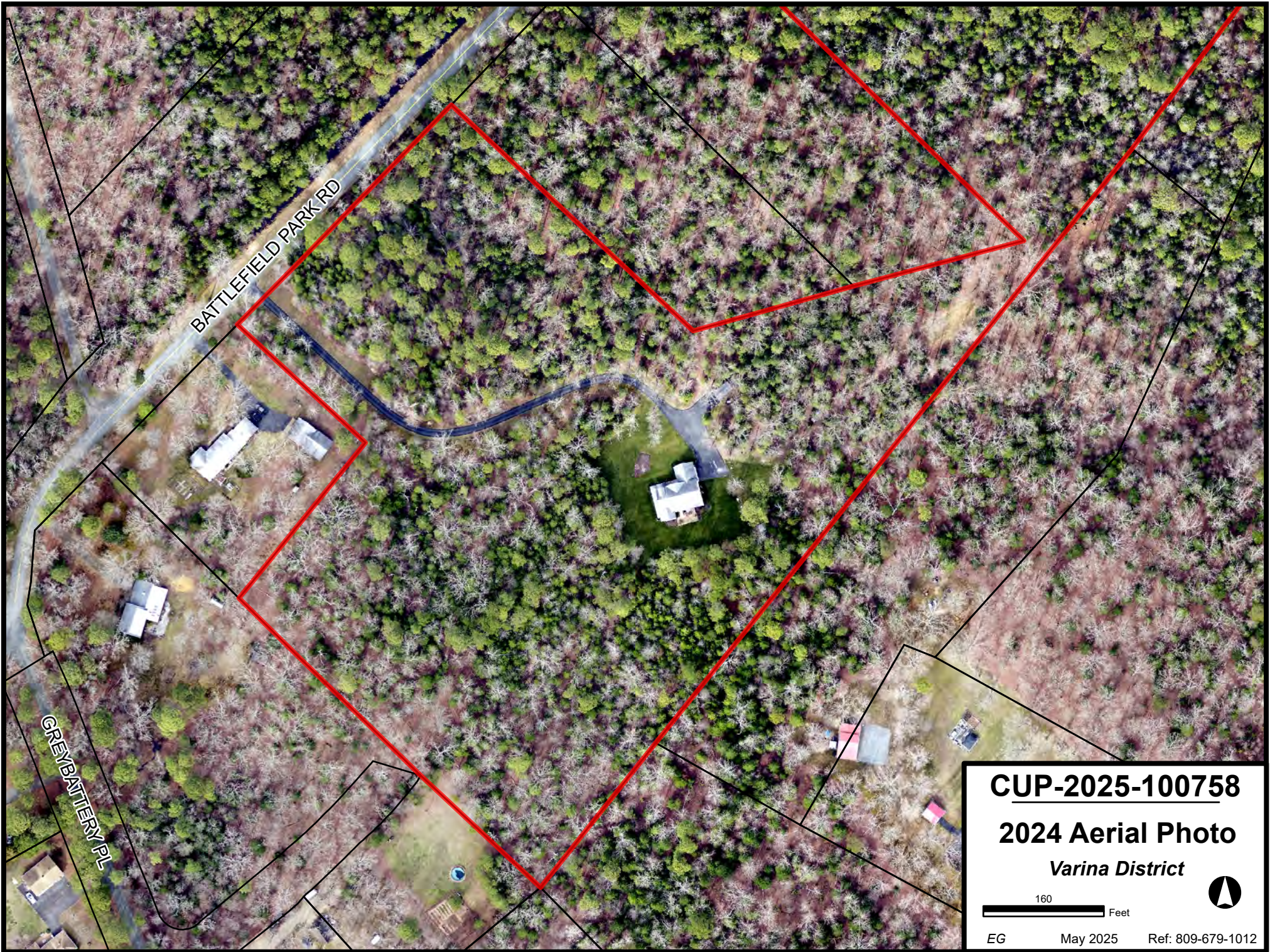
Vicinity Map

Varina District

1000
Feet

EG May 2025 Ref: 809-679-1012





BATTLEFIELD PARK RD

GREY BATTERY PL

CUP-2025-100758

2024 Aerial Photo

Varina District

160 Feet



EG May 2025 Ref: 809-679-1012



CUP-2025-100758

Benjamin Harris

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: May 22, 2025 Pending

Property Identification and Location:

Property owner: Benjamin C. and Shirlene T. Harris, Trustees

Applicant: Benjamin Harris

Representative: Benjamin Harris

Type of request: Build a detached garage in the front and side yards

Property address: 8871 Battlefield Park Road

Parcel Number: 809-679-1012

Property acreage: 30 acres

Magisterial District: Varina

**2026 Comprehensive
Plan Recommendation:** Rural Residential (RR)

Zoning of Property: R-2A, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-2A, One-Family Residence District
West: R-2A, One-Family Residence District
South: R-2A, One-Family Residence District
East: R-2A, One-Family Residence District

Staff Contact: Benjamin W. Blankinship, AICP

BACKGROUND

This application was deferred from the May 22 meeting because no one attended to present the case on behalf of the applicant.

The subject property is adjacent to Richmond National Battlefield Park and is served by Battlefield Park Road. The applicant owns three parcels: one 30-acre parcel with a single-family dwelling, and two smaller parcels that were subdivided in 1968 and 1974. The applicant bought the property in 2008 and built the dwelling in 2011.

The dwelling is two stories in height and 3,546 square feet in floor area, with an attached two-car garage. It is set back over 500 feet and served by a paved driveway. The driveway curves to pass in front of the house, then passes a small storage building approximately 100 feet from the dwelling. The applicant would like to replace that small building with a new garage measuring 40 by 36 feet and one-and-one-half stories in height.

The plans show a 30-by-30-foot building, so the proposed building would be similar in design but 10 feet wider and six feet deeper. The building would have a brick foundation up to wainscot height, with vinyl siding for the remainder. The roof would be fiberglass shingles, and there would be dormers above the garage doors.

The property is level and heavily wooded, so the building will not be visible from Battlefield Park Road. Although the proposed garage would be 500 feet from the street, it would be located in the front and side yards of the existing dwelling, so a conditional use permit is required.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

We want to construct a new detached garage in front of our home off to the side.

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works – Floodplain Management

Chapter 10, Article 1 does not apply based on the location of the proposed project, however any amendments to the location of the proposed project could cause Chapter 10, Article 1 to apply. The Community Special Flood Hazard Area (SFHA) mapped floodplain ends within 40 feet of the eastern portion of the 30-acre property. The proposed development is on the western portion of the property that is not adjacent to the SFHA.

EVALUATION

The Henrico County Zoning Ordinance, § 24-2308.D, authorizes the BZA to approve a conditional use permit only if it finds the proposed use meets the following standards.

- 1. The proposed use is consistent with the purposes, goals, and policies of the comprehensive plan and other applicable County-adopted plans***

The property is designated Rural Residential (RR) on the 2026 Future Land Use Map. The existing dwelling is consistent with that designation, and the construction of a detached garage would not change the future land use classification.

- 2. The proposed use complies with all applicable standards in Articles 3, 4, and 5 of the Zoning Ordinance***

The property is zoned R-2A, One-Family Residence District, and complies with the lot area, lot width, and other standards of Article 3. Article 4 allows a single-family dwelling as a principal use permitted by right and allows a detached garage as an accessory use. If the garage were to be located in the rear yard, only a building permit would be required; because it would be located in the front and side yards, a conditional use permit is required. The development standards of Article 5 do not apply to this request.

- 3. The proposed use is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed***

Richmond National Battlefield is a unique area where most of the land is privately owned but road access is regulated by the National Park Service. The subject property is one of several large parcels improved with single-family dwellings, while many of the neighboring parcels are much smaller. Most of the homes in the area have detached accessory buildings, many of which are as large as the proposed garage. The scale and intensity of the proposed use would be similar to the surrounding land.

- 4. The proposed use will not adversely impact the public health, safety, and welfare***

The subject property is level and heavily wooded. The proposed building would be 500 feet from Battlefield Park Road and over 600 feet from the nearest dwellings. The existing driveway is the only indication visible to the neighbors that there is a dwelling on the property. The proposed garage would be allowed by right if it was located farther to the southeast, but that location would require cutting down trees to extend the driveway. The proposed location is reasonable and will have no adverse impact.

CONCLUSION

The applicant owns a 3,546-square-foot dwelling with an attached garage and a detached storage building on a 30-acre parcel. They would like to replace the small building with a 36-by-40-foot garage. Although it would be 500 feet from the road, it would be in the front and side yards, so a conditional use permit is required. Because the building would not have any impact on the neighbors, staff recommends approval subject to the following conditions.

RECOMMENDED CONDITIONS

1. This conditional use permit authorizes a detached accessory building in the front and side yards. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to a detached garage similar in design to the plan titled "Detached Garage to the Residence of Benjamin Harris," prepared by JB Byers, dated 6/20/2022, filed with the application. It must be located in the area shown on the concept plan submitted with the application. Any substantial changes or additions to the design or location of the improvements will require a new conditional use permit. Any additional improvements must comply with the applicable regulations of the County Code.
3. The garage must be no more than 40 feet wide and 36 feet deep, and no taller than the dwelling or 20 feet, whichever is less.
4. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval of an environmental compliance plan from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.
5. Any exterior lighting must be shielded to direct light away from adjacent property and streets.
6. The new construction must match the existing dwelling as nearly as practical in materials and color.
7. The applicant must obtain a building permit for the proposed garage by June 26, 2027, or this conditional use permit will expire. If the building permit is cancelled or revoked after that date due to failure to diligently pursue construction, this conditional use permit will expire at that time.

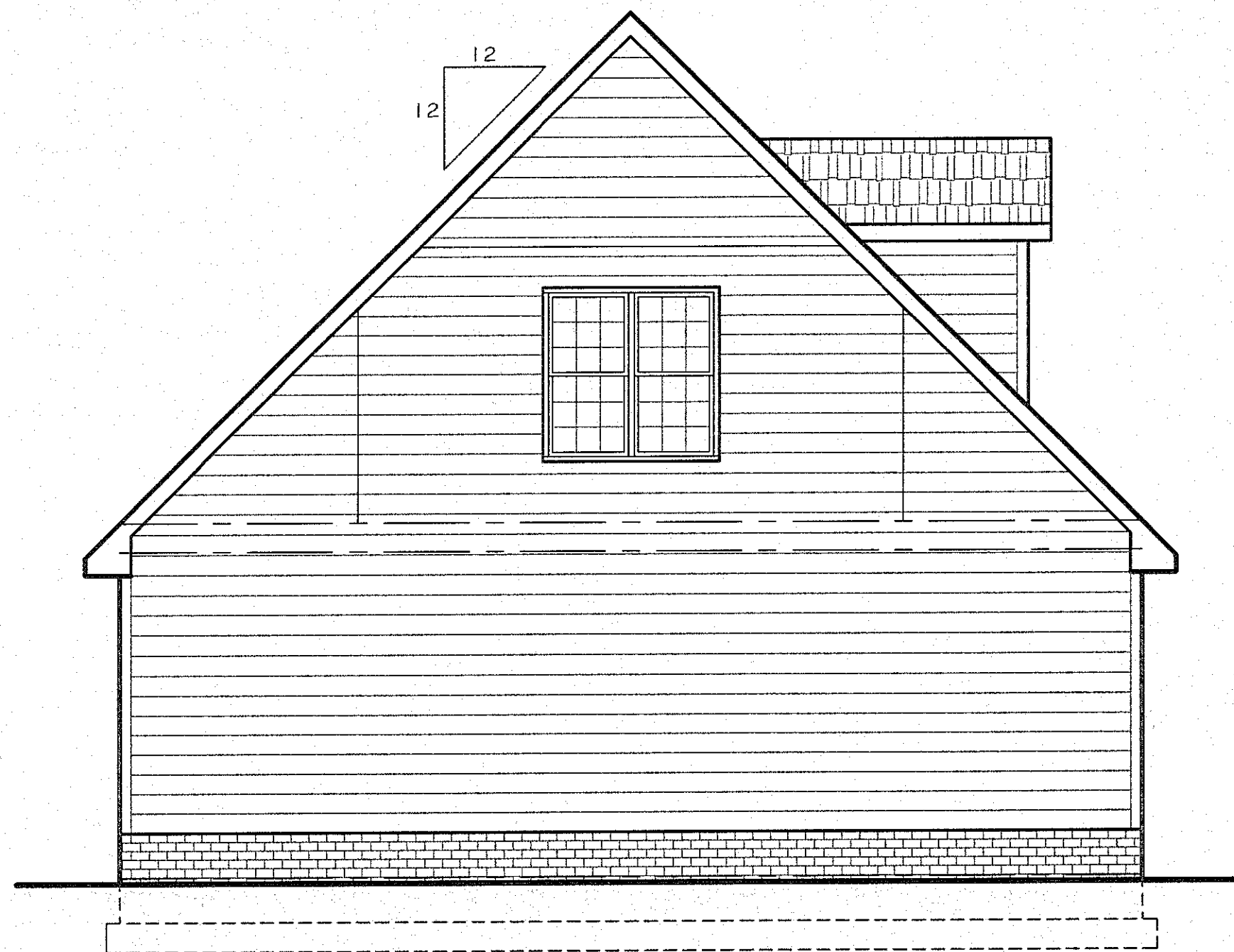


Untitled Map

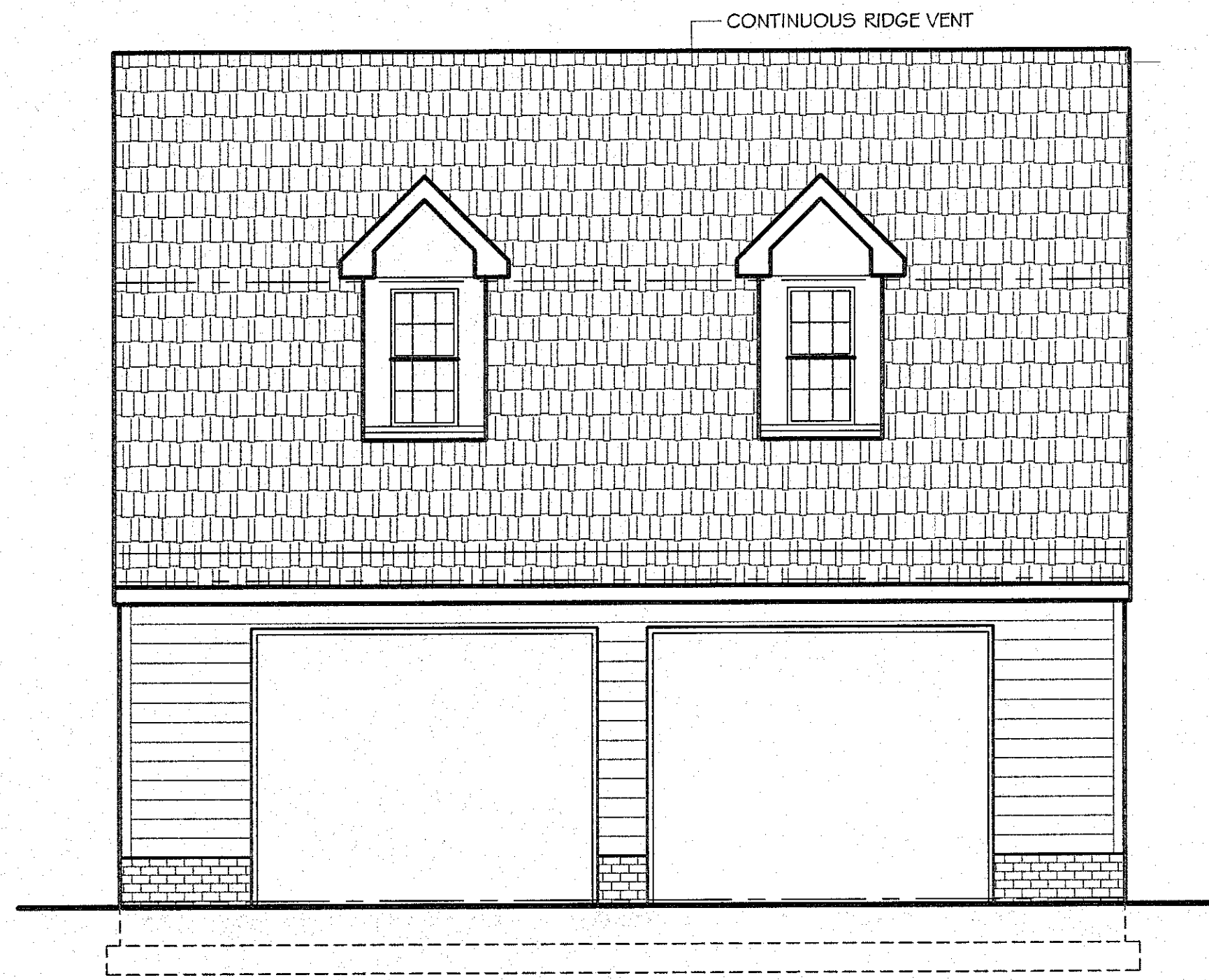
Write a description for your map.

Legend

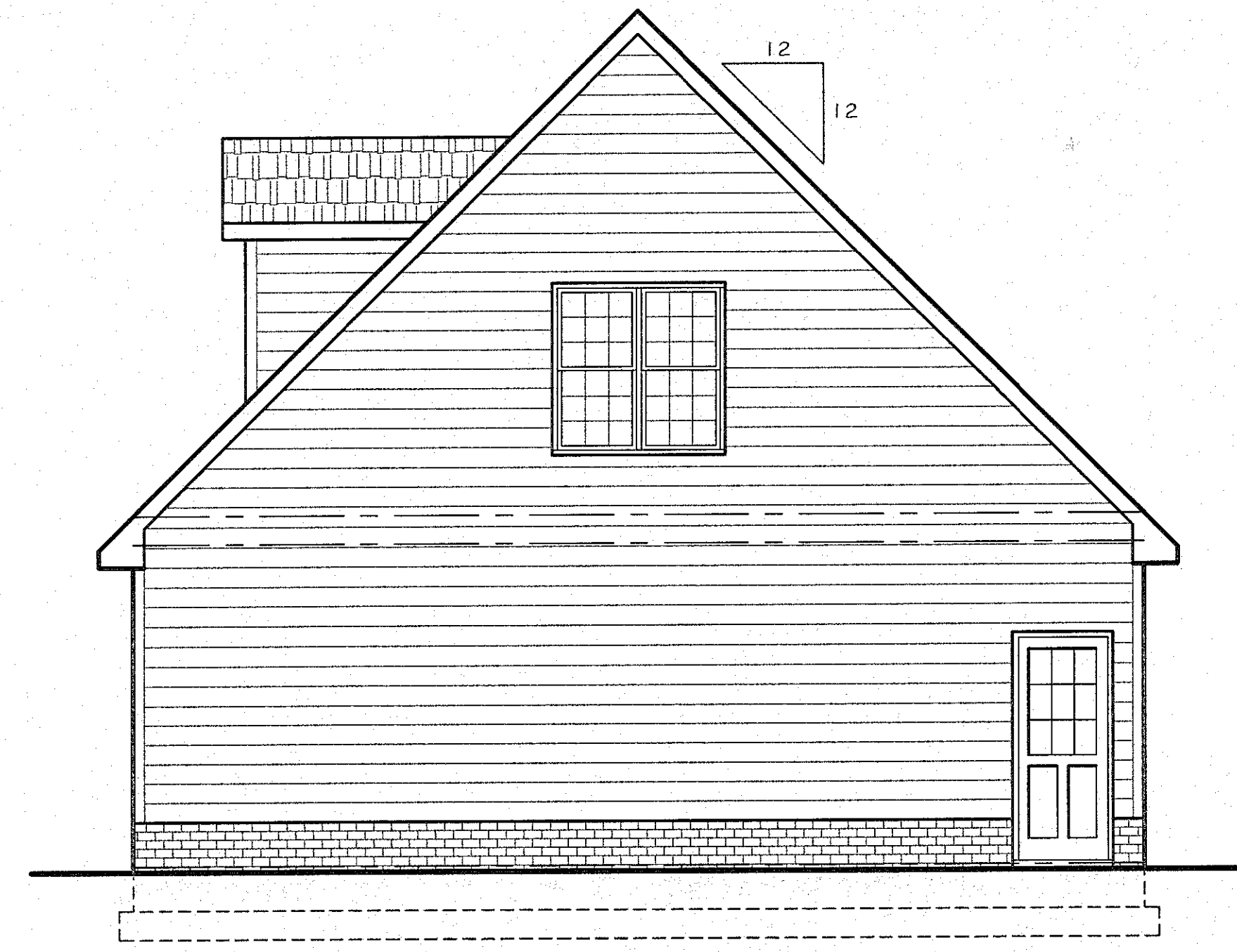
8871 Battlefield Park Rd



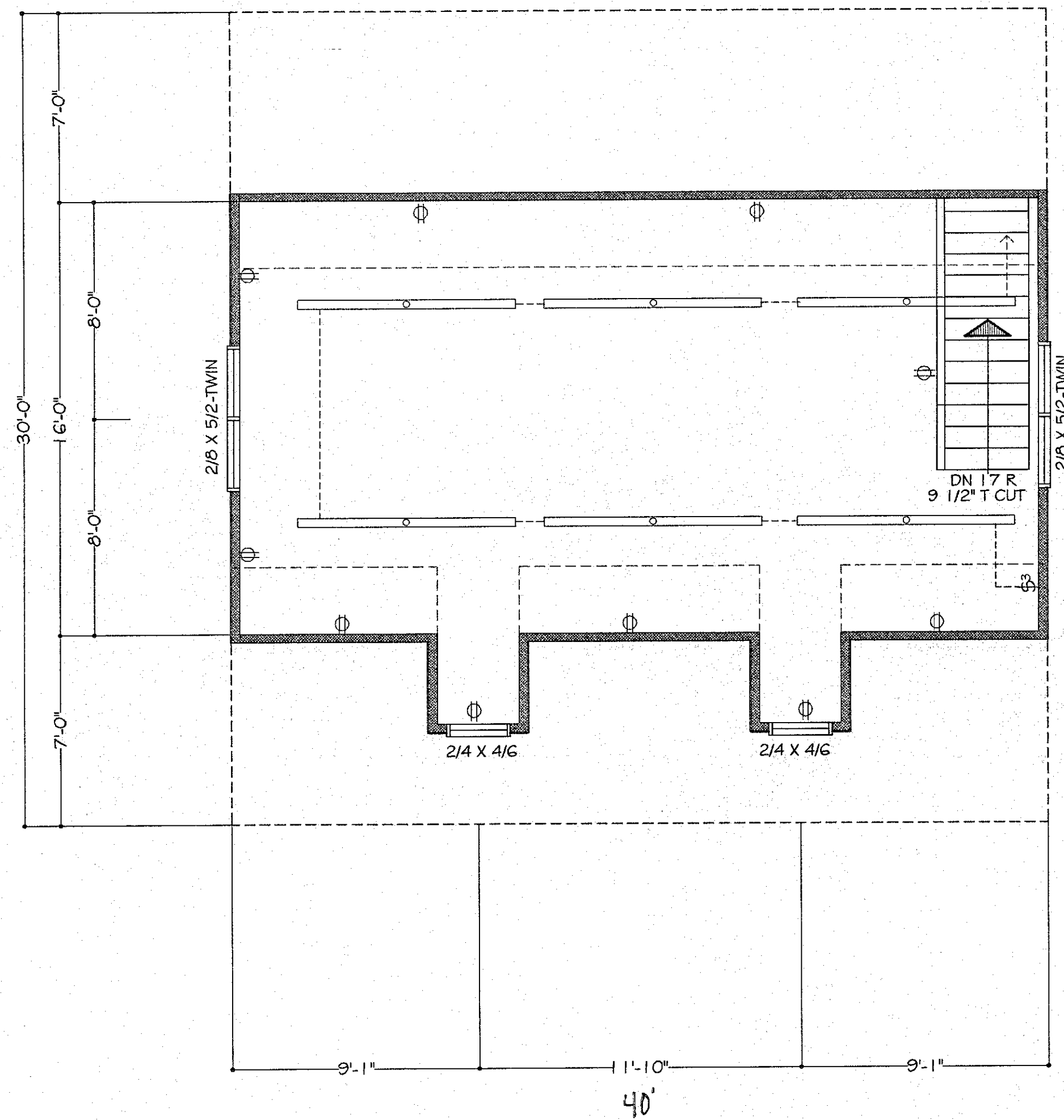
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



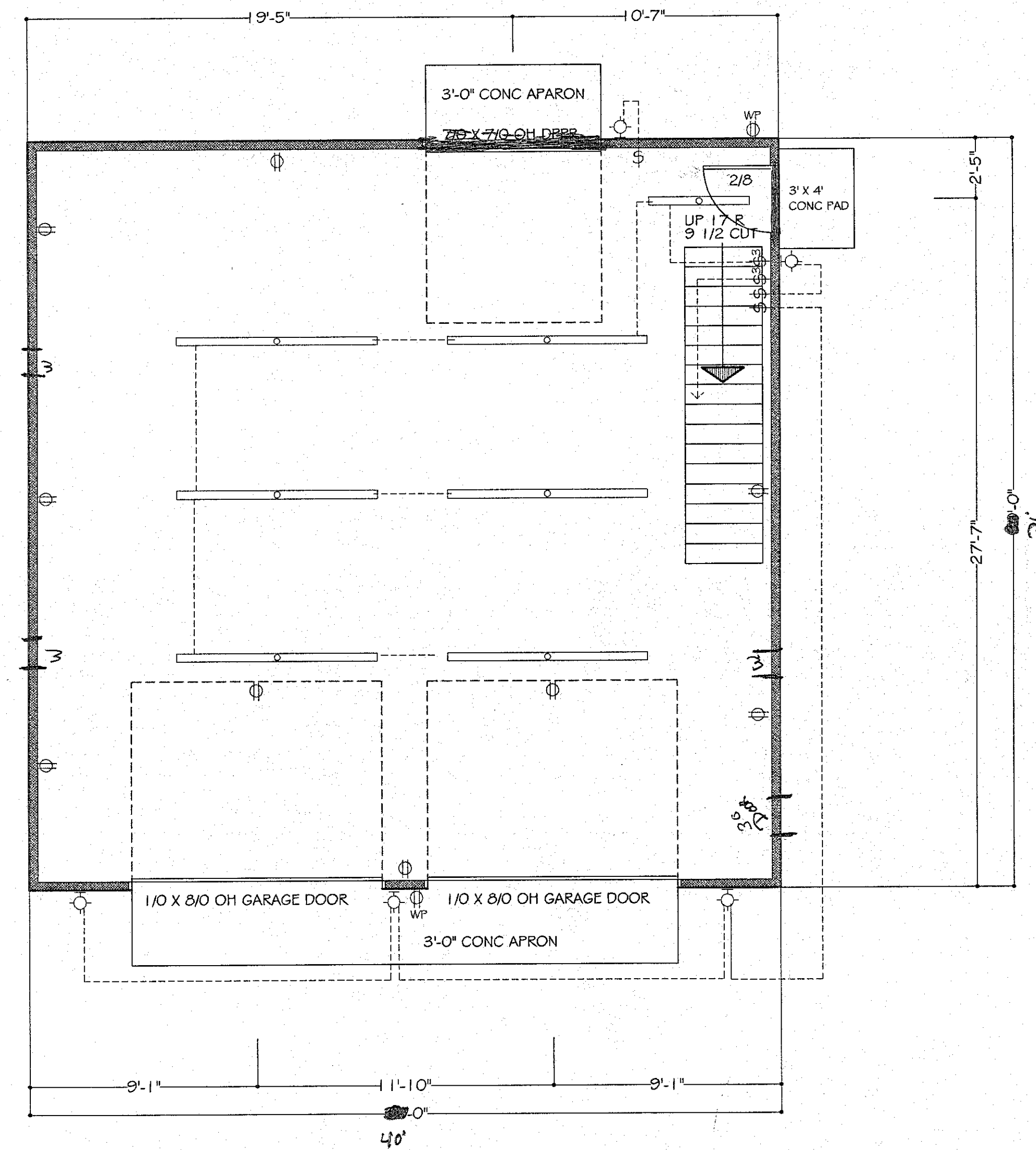
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DETACHED GARAGE TO THE RESIDENCE OF:

Benjamin Harris

8871 Battleground Park Rd. Henrico County, Virginia

DATE: 6/20/2022
SCALE: AS SHOWN
DRAWN BY: JB
JOB NO:

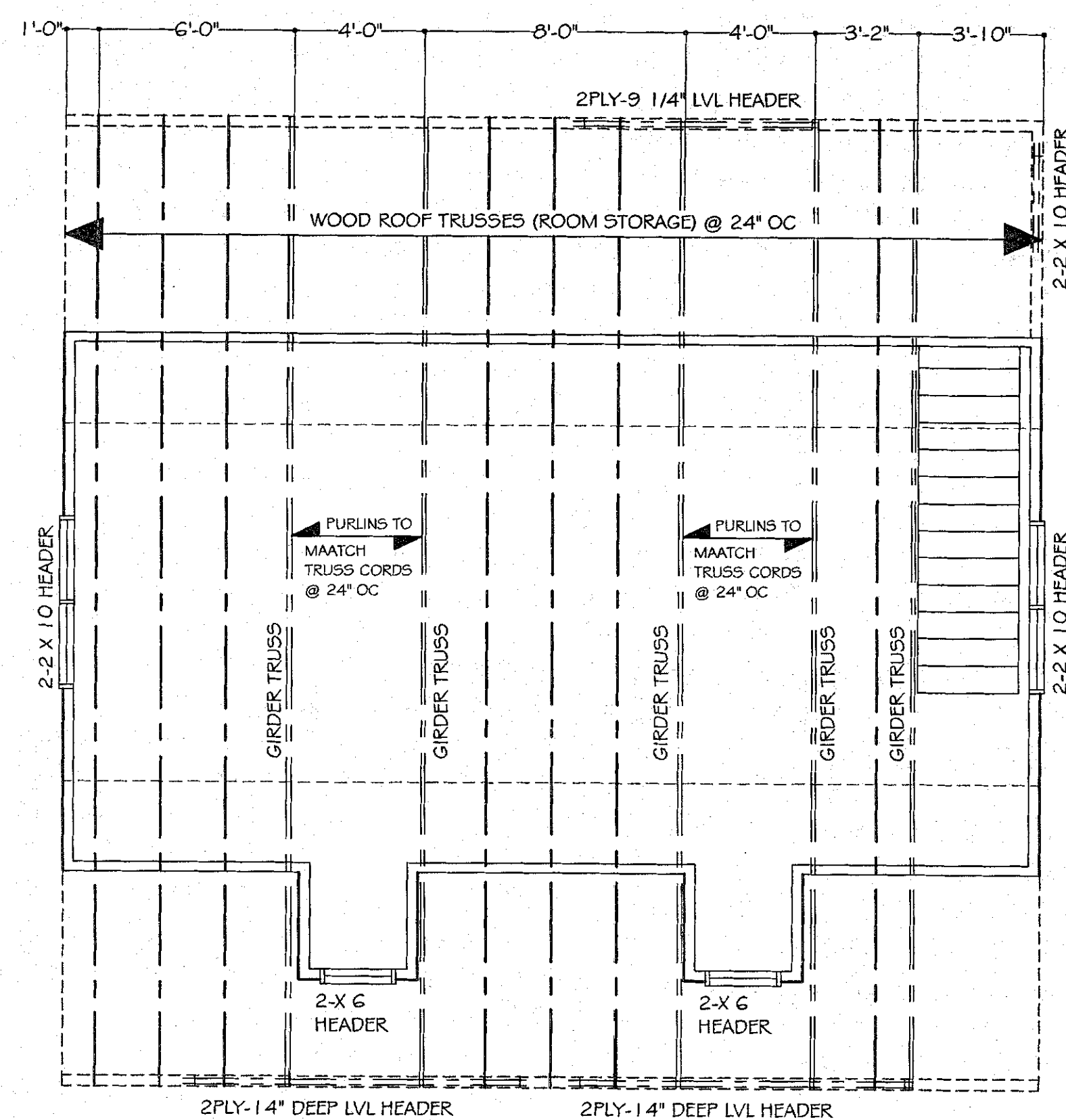
PROFESSIONAL PLANS BY:

JB BYERS

804.737.9703 JBYS21@AOL.COM

REVISION NO

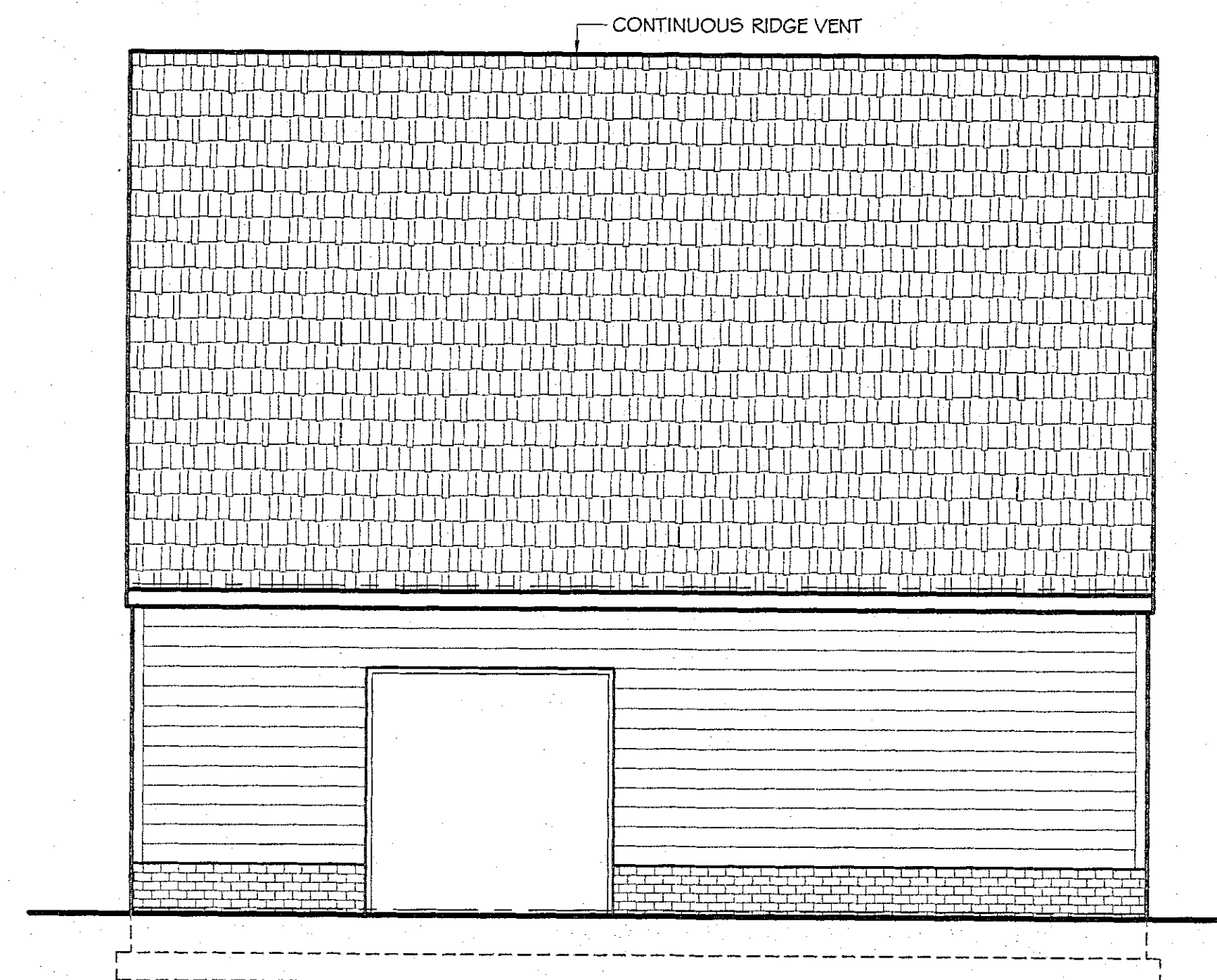
1



SEE TRUSS MANUFACTURERS DRAWINGS FOR DETAILS AND EXACT LAYOUT FOR ROOF SYSTEM

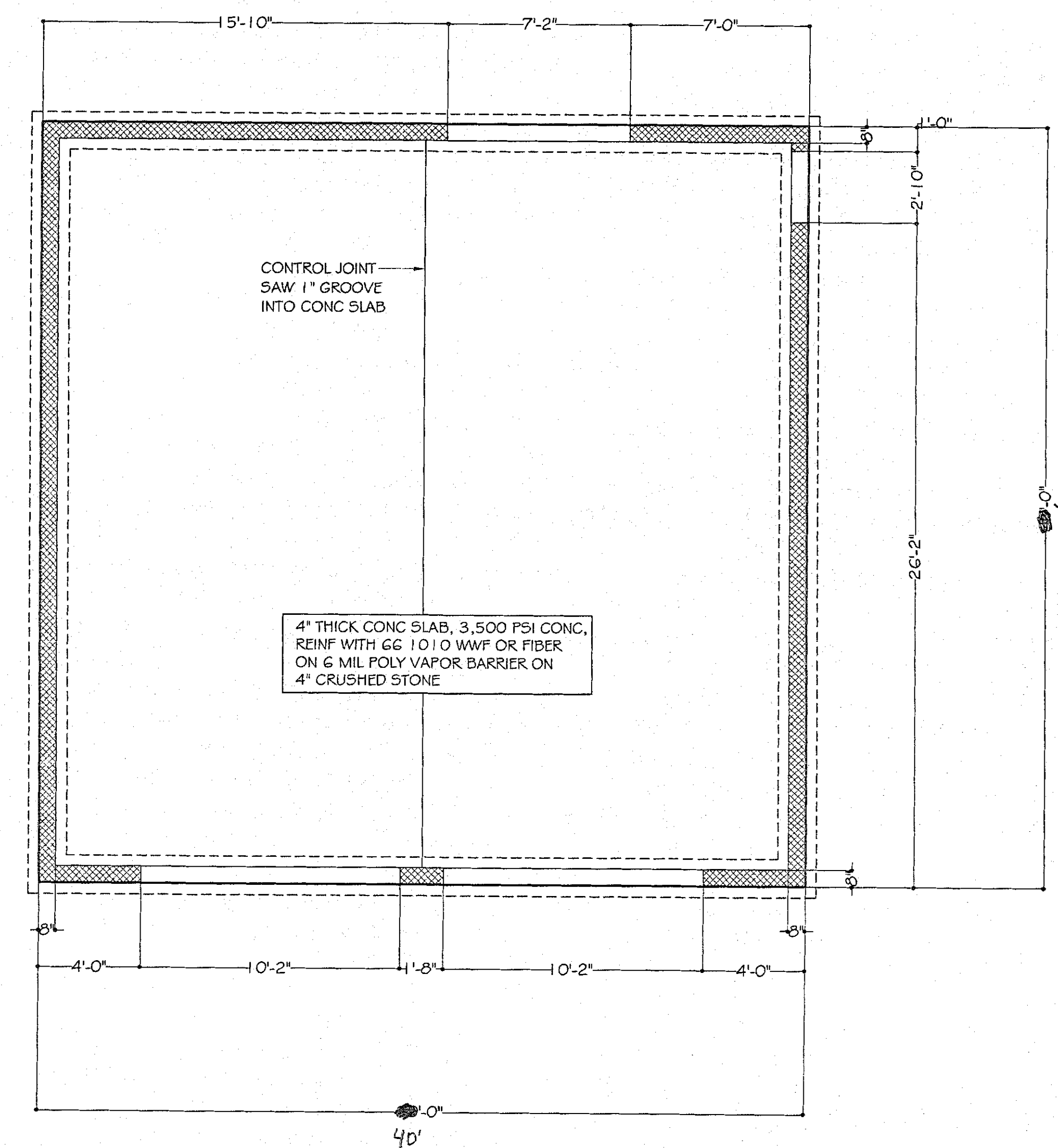
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

REVISION NO

PROFESSIONAL PLANS BY:

JB BYERS

804.737.9703 JBYS521@AOL.COM

DETACHED GARAGE TO THE RESIDENCE OF:

COUNTY, VIRGINIA

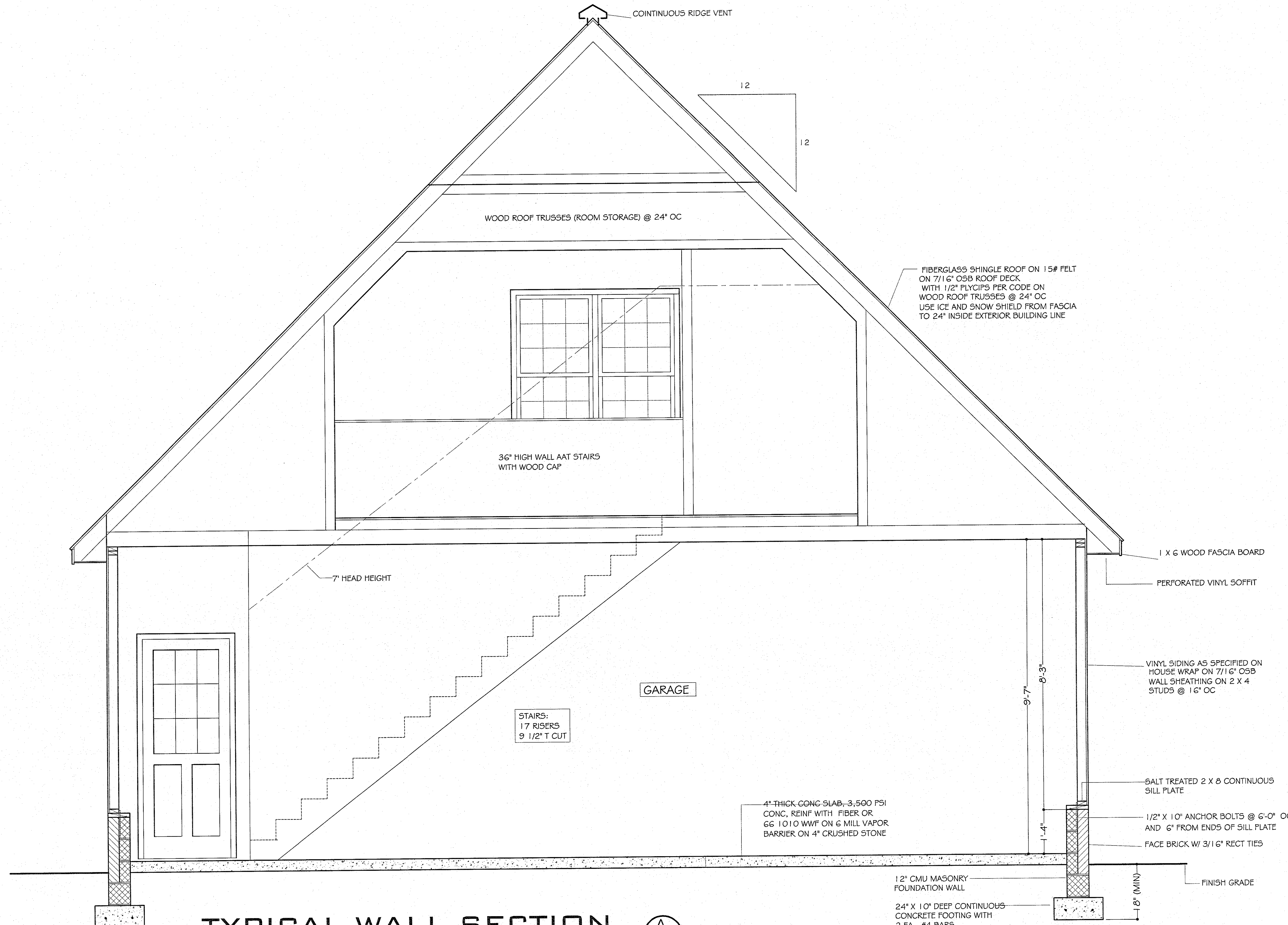
DATE: 6/20/2022

SCALE: AS SHOWN

DRAWN BY: JB

JOB NO:

2



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0" A
3

REVISION	NO
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PROFESSIONAL PLANS BY:

JB BYERS

804.737.9703 JBYS521@AOL.COM

DETACHED GARAGE TO THE RESIDENCE OF:

COUNTY, VIRGINIA

DATE:	6/20/2022
SCALE:	AS SHOWN
DRAWN BY:	JB
JOB NO:	

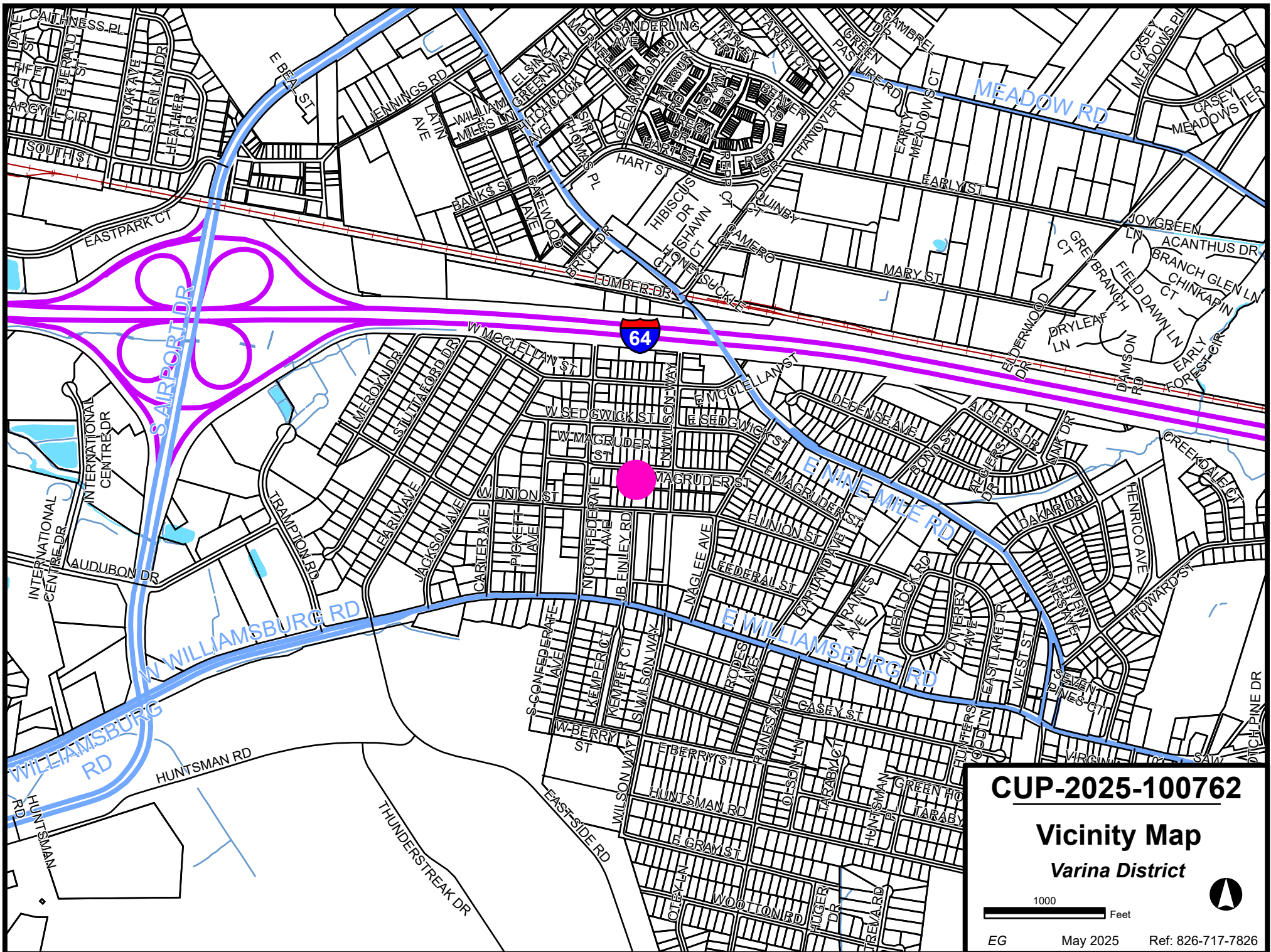


Front of residence



Garage location

CUP-2025-100758



CUP-2025-100762

Vicinity Map

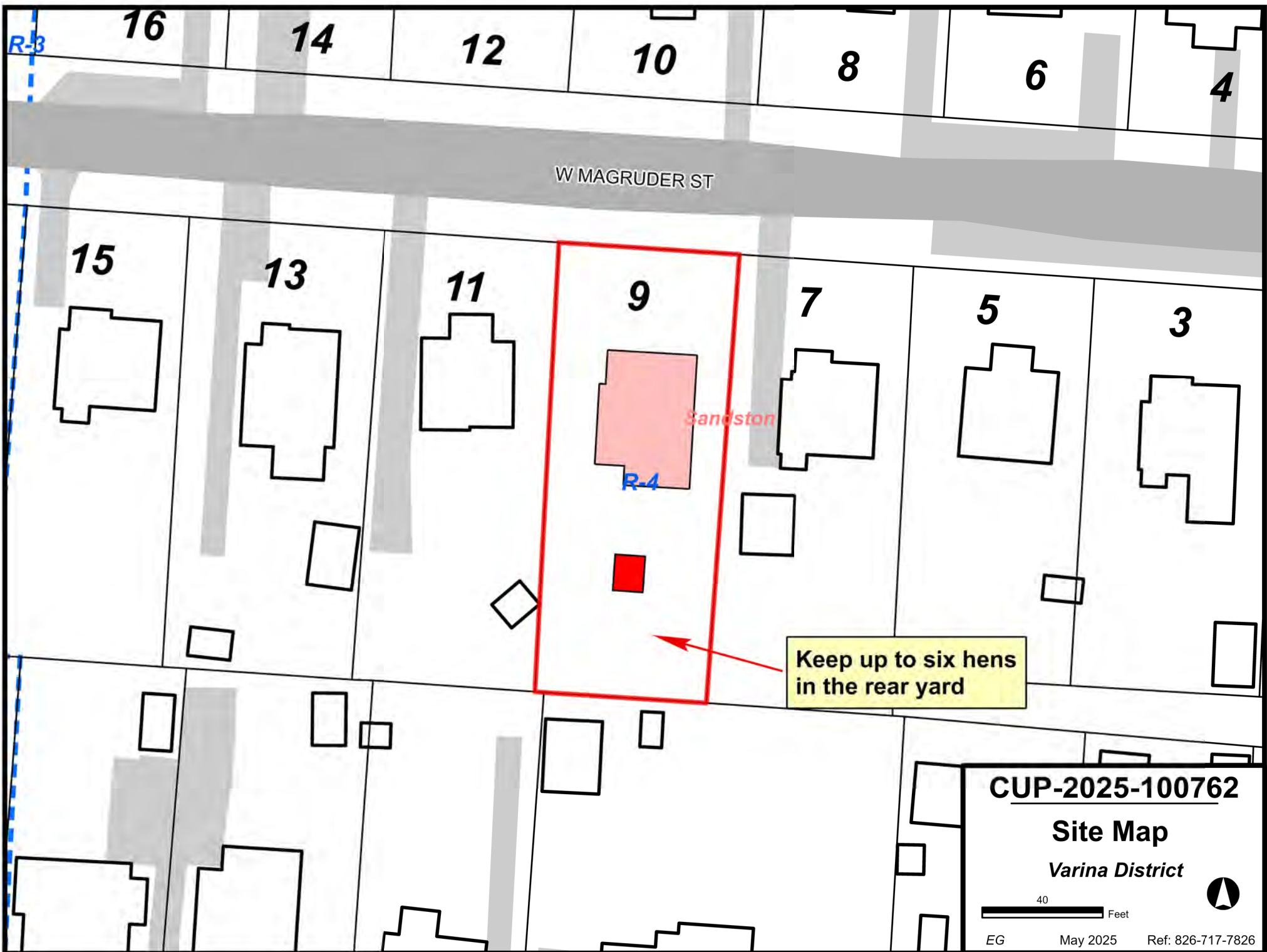
Varina District

1000 Feet

EG

May 2025

Ref: 826-717-7826



CUP-2025-100762

Site Map

Varina District

40 Feet

EG

May 2025

Ref: 826-717-7826



W MAGRUDER ST

CUP-2025-100762

2024 Aerial Photo

Varina District

40 Feet



EG

May 2025

Ref: 826-717-7826



CUP-2025-100762

Murtaza Popalzai

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: May 22, 2025 Pending

Property Identification and Location:

Property owner: Qasim Anwari

Applicant: Murtaza Popalzai

Representative: Murtaza Popalzai

Type of request: Keep up to six hens in the rear yard

Property address: 9 W Magruder Street

Parcel Number: 826-717-7826

Property acreage: 9,300 square feet (0.21 acre)

Subdivision: Sandston

Magisterial District: Varina

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:**
North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Sara Rozmus

BACKGROUND

This application was deferred from the May 22 meeting because no one attended to present the case on behalf of the applicant.

The subject property is located at 9 W Magruder Street in Sandston. The neighborhood is zoned R-4, One-Family Residence District, and is characterized by single-family homes. Most of the lots are under 10,000 square feet, but a few are 1 acre in size. The home was built in 1943.

The applicant purchased the home in 2006 and is now seeking a conditional use permit to keep six hens (no roosters) in the rear yard. The chickens are currently on the property.

In March 2025, Community Maintenance received a complaint from a neighbor that the chickens were roaming into his yard. The Henrico County Zoning Ordinance requires hens to be kept in an enclosed coop and run (Sec. 24-4440.G). There is already a coop and run on the property, which appears to comply with the Zoning Ordinance standards. It is located in the center of the yard to comply with required setbacks. However, the applicant must keep the chickens confined and not permit them to roam in the rear yard.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

6 hens 12x10 coop and run

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. No comments were received from any of the agencies.

EVALUATION

The Henrico County Zoning Ordinance, § 24-2308.D, authorizes the BZA to approve a conditional use permit only if it finds the proposed use meets the following standards.

- 1. The proposed use is consistent with the purposes, goals, and policies of the comprehensive plan and other applicable County-adopted plans***

The property is designated Suburban Residential 2 (SR2) on the 2026 Future Land Use Map. A single-family dwelling with accessory uses and structures is consistent with that designation.

- 2. The proposed use complies with all applicable standards in Articles 3, 4, and 5 of the Zoning Ordinance***

The property is zoned R-4, One-Family Residence District, and complies with the dimensional standards and other requirements of Article 3.

A single-family dwelling is a principal use permitted by right under Article 4. Section 24-4420.G authorizes the Board to approve a conditional use permit to allow up to six hens in the rear yard, subject to certain requirements. No more than six hens are allowed, and they must be kept within a covered enclosure that includes a coop and an enclosed run. The coop and run, combined, must enclose at least 30 square feet. It must be set back at least 25 feet from each side lot line and must meet the rear yard setback for the dwelling, which in this case is also 25 feet.

This request is not subject to the development standards of Article 5.

3. *The proposed use is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed*

The application is consistent with the character and development pattern of the surrounding area. The subject property is zoned R-4, One-Family Residence District, and the adjoining properties are also zoned R-4. All of the surrounding neighbors make active use of their rear yards, including accessory buildings and play equipment. The chicken coop will be compatible with its surroundings if the chickens are kept in an enclosed structure and not permitted to roam free.

4. *The proposed use will not adversely impact the public health, safety, and welfare*

The existing coop and run appears to meet the minimum requirement of 30 square feet and is located in the center of the rear yard to meet the required rear and side yard setbacks, 35 feet and 25 feet respectively. The chickens have been on the property since March. Community Maintenance received a complaint about the chickens roaming onto a neighboring property. Chickens are required to be kept in an enclosure of at least 30 square feet. The existing coop appears to meet the minimum requirements for the structure; however, to be compliant with the zoning code and to not impact the neighbors, the chickens must be confined inside the structure. This also helps protect them from predators and diseases. If the chickens are confined to the coop and run, staff does not anticipate any detrimental impact to the surrounding area.

CONCLUSION

The applicant keeps six hens (no roosters) in the rear yard of their property. The chickens are already on the property and a complaint was filed in March by a neighbor who stated that the chickens were roaming into his yard. The existing structure (coop and run) appears to meet the minimum square footage required by zoning code and it is located in the center of the rear yard to comply with required setbacks. The applicant must confine the chickens to the coop and run and not permit them to roam the yard. If the chickens are confined to the structure and the area is well maintained to eliminate any odors or waste, staff does not expect any detrimental impact to the surrounding area.

RECOMMENDED CONDITIONS

1. This conditional use permit authorizes the keeping of six chickens (no roosters) in the rear yard. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to the improvements currently on the property. Any additional improvements must comply with the applicable regulations of the County Code.
3. The applicants must comply with all of the requirements of Sec. 24-4420.A and G of the Zoning Ordinance. This includes requirements that the hens be kept in a covered enclosure and not allowed to run free, and that the activity must not produce any objectionable odors or vermin.
4. Any feed stored on the site must be kept indoors, in a metal container with a secure lid or other sealed container impervious to vermin.
5. Waste from the hens must be composted in a responsible manner or removed from the property weekly. Until composted or removed, waste must be kept at least 100 feet from surface water and wells and covered with an impermeable barrier that will resist wind.
6. No later than July 25, 2025, the applicant must submit an inspection report from a licensed pest control company addressing recommendations to prevent any infestation of vermin related to the keeping of hens.



Front of residence



Coop location

CUP-2025-100762

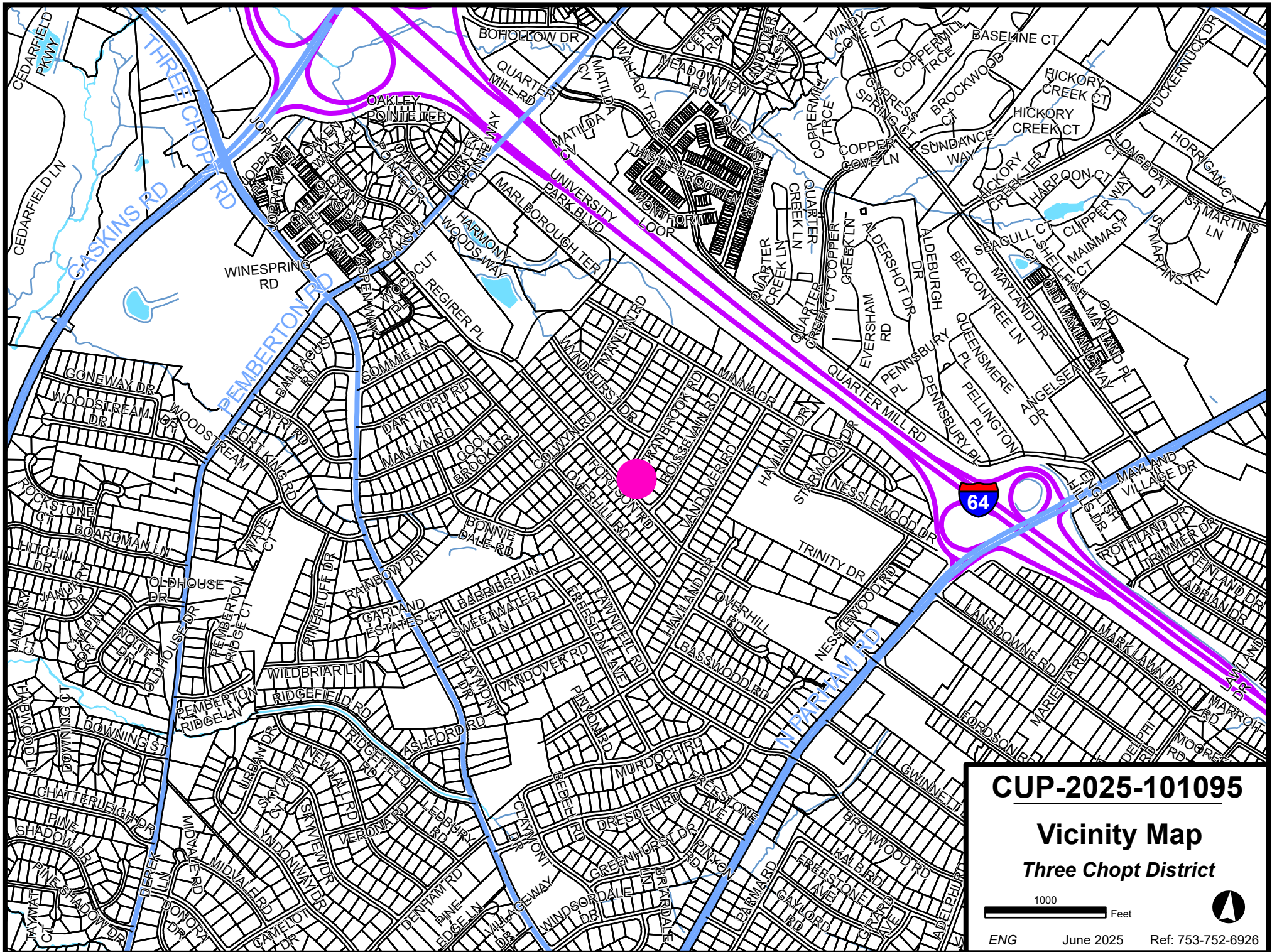


Rear yard



Rear yard view to right

CUP-2025-100762



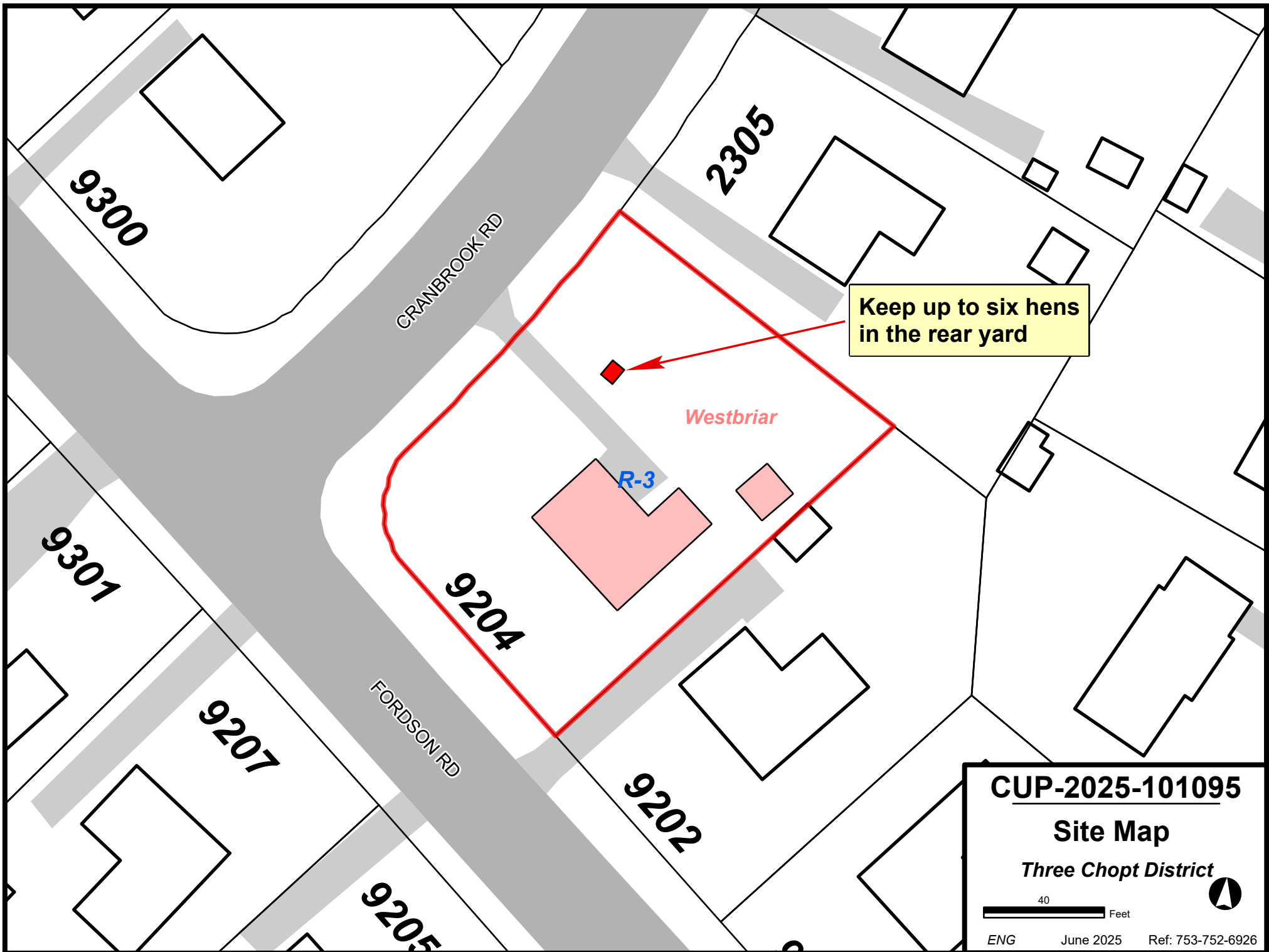
CUP-2025-101095

Vicinity Map

Three Chopt District

1000 Feet

ENG June 2025 Ref: 753-752-6926



CUP-2025-101095

Site Map

Three Chopt District

40 Feet

ENG

June 2025

Ref: 753-752-6926



CRANBROOK RD

FORDSON RD

CUP-2025-101095

2024 Aerial Photo

Three Chopt District

40 Feet

ENG June 2025 Ref: 753-752-6926



CUP-2025-101095

Alma Zieve

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Alma Montes Zieve

Applicant: Alma Zieve

Representative: Alma Zieve

Type of request: Keep up to six hens in the rear yard

Property address: 9204 Fordson Road

Parcel Number: 753-752-6926

Property acreage: 15,000 square feet (0.34 acre)

Subdivision: West Briar

Magisterial District: Three Chopt

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-3, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-3, One-Family Residence District
West: R-3, One-Family Residence District
South: R-3, One-Family Residence District
East: R-3, One-Family Residence District

Staff Contact: Sara Rozmus

BACKGROUND

The property is located at 9204 Fordson Road in the Three Chopt Magisterial District. The dwelling was built in 1964 as part of the West Briar subdivision. The area is zoned R-3, One-Family Residence District, and is characterized by single-family homes, some with accessory structures, on lots ranging from 1/4 to 1/2 acre.

The applicant purchased the home in 2024 and is seeking a conditional use permit to keep four hens (no roosters) in the rear yard. Although the code allows up to six hens, the applicant has requested only four. The proposed coop will measure 32 square feet, which complies with the Zoning Ordinance.

The proposed location for the chicken coop would be in the rear yard of the property on the northwest side. It is required to be 25 feet from the side lot line, 40 feet from the rear, and 10 feet from the primary dwelling. The coop would be over 60 feet from the nearest neighbor on the northeast side and over 80 feet from the neighbor on the southeast side.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

My family and I are looking to keep 4 hens in our backyard in a 4'x8' chicken coop structure

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. No comments were received from any of the agencies.

EVALUATION

The Henrico County Zoning Ordinance, § 24-2308.D, authorizes the BZA to approve a conditional use permit only if it finds the proposed use meets the following standards.

- 1. The proposed use is consistent with the purposes, goals, and policies of the comprehensive plan and other applicable County-adopted plans***

The property is designated Suburban Residential 2 (SR2) on the 2026 Future Land Use Map. A single-family dwelling with accessory uses and structures is consistent with that designation

- 2. The proposed use complies with all applicable standards in Articles 3, 4, and 5 of the Zoning Ordinance***

The property is zoned R-3, One-Family Residence District, and complies with the dimensional standards and other requirements of Article 3.

A single-family dwelling is a principal use permitted by right under Article 4. Section 24-4420.G authorizes the Board to approve a conditional use permit to allow up to six hens in the rear yard, subject to certain requirements.

This request is not subject to the development standards of Article 5.

3. *The proposed use is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed*

The application is consistent with the character and development pattern of the surrounding area. The subject property is zoned R-3, One-Family Residence District, and the adjoining properties are also R-3. The R-3 district consists of single-family homes on 1/3-acre lots. The subject property is consistent with this district and should have little impact on the surrounding area. The chicken coop will be compatible with its surroundings, and the recommended conditions limit the intensity of the proposed accessory use.

4. *The proposed use will not adversely impact the public health, safety, and welfare*

The proposed chicken coop meets the minimum requirement of 30 square feet and would be located in the rear of the property on the northwest side. The property is located on a corner lot with the rear yard visible from the side street, Cranbrook Road, and is partially screened by a low fence. The subject property is larger than the immediate neighbors at slightly over 1/3 acre which would provide an additional buffer between the chicken coop and the neighbors. The proposed location of the chicken coop would be over 60 feet from the nearest neighbor (to the northeast). As long as the property is well maintained, staff does not anticipate any adverse impact to the surrounding area. The suggested conditions would require the applicant to keep the hens enclosed, store feed securely, clean up waste, and consult a pest control specialist.

CONCLUSION

The applicant would like to keep hens in the rear yard of their property at 9204 Fordson Road. Although the code allows up to six hens, the applicant has requested only four (no roosters). The concept plan shows the size and location of the proposed coop, which would comply with the required setbacks for backyard chickens. The coop and run will be 25 feet from the side lot lines and 40 feet from the rear lot line. Staff recommends approval of this request subject to the following conditions

RECOMMENDED CONDITIONS

1. This conditional use permit authorizes the keeping of four hens (no roosters) in the rear yard. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to the improvements shown on the plot plan and building design filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new conditional use permit. Any additional improvements must comply with the applicable regulations of the County Code.

3. The applicants must comply with all of the requirements of Sec. 24-4420.A and G of the Zoning Ordinance. This includes requirements that the hens be kept in a covered enclosure and not allowed to run free, and that the activity must not produce any objectionable odors or vermin.
4. Any feed stored on the site must be kept indoors, in a metal container with a secure lid or other sealed container impervious to vermin.
5. Waste from the hens must be composted in a responsible manner or removed from the property weekly. Until composted or removed, waste must be kept at least 100 feet from surface water and wells and covered with an impermeable barrier that will resist wind.
6. Within 30 days of bringing the hens to the property, the applicant must submit an inspection report from a licensed pest control company addressing recommendations to prevent any infestation of vermin related to the keeping of hens. This condition must be satisfied by June 26, 2027, or this conditional use permit will expire.

Cranbrook Rd

23

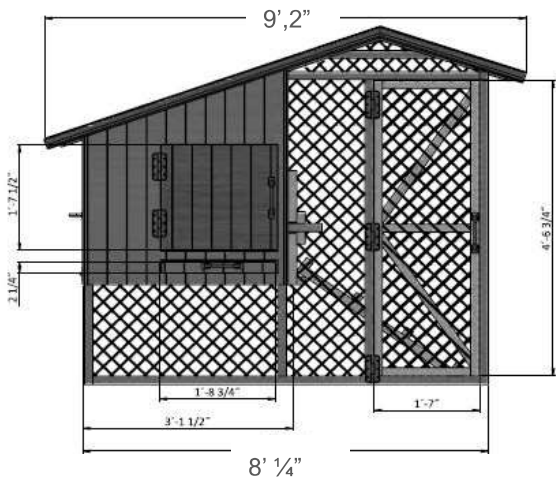
9204



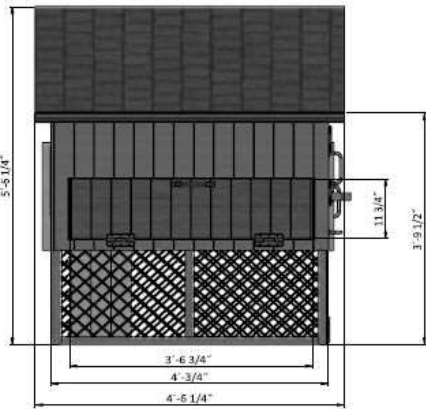


Size & Dimensions

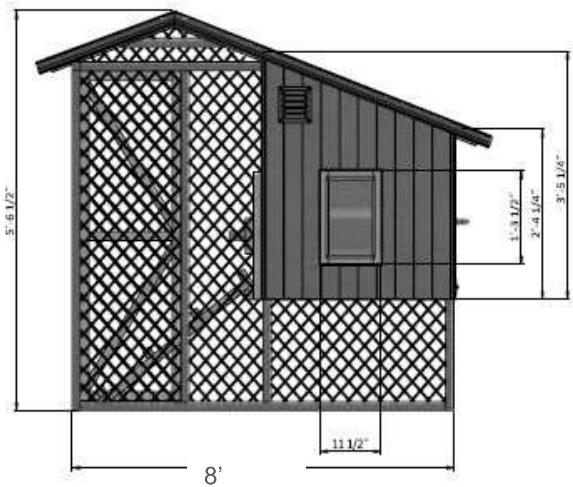
front



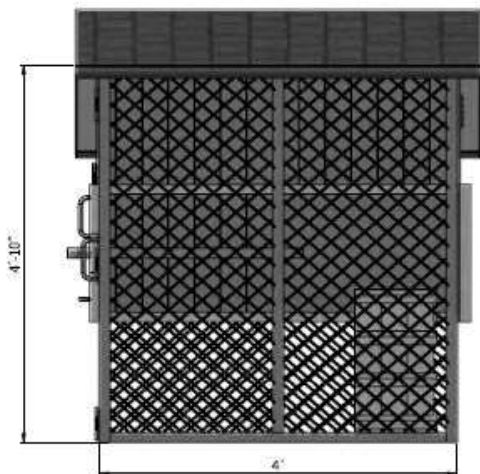
left



back



right





Front of residence



Rear yard coop location

CUP-2025-101095

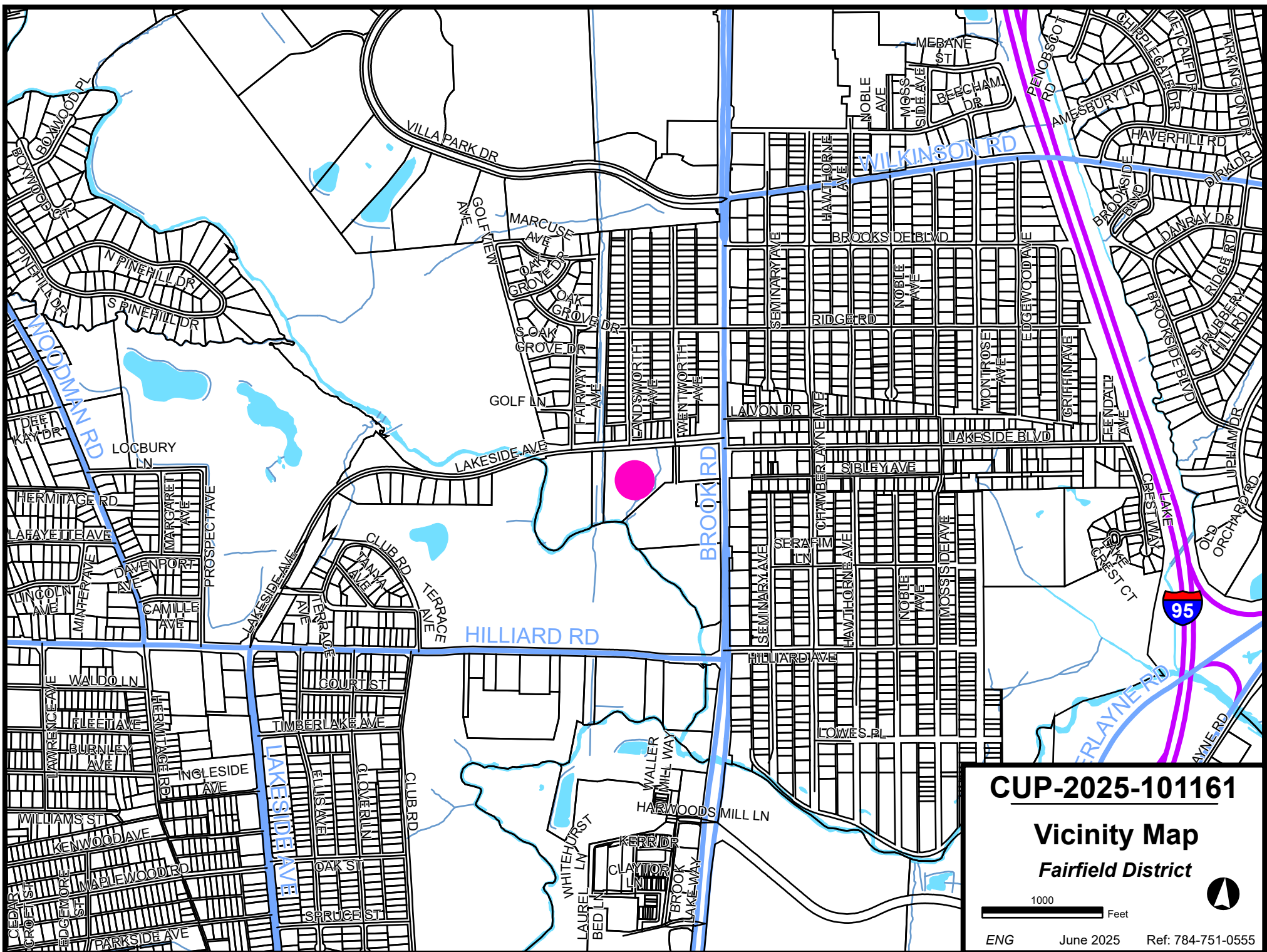


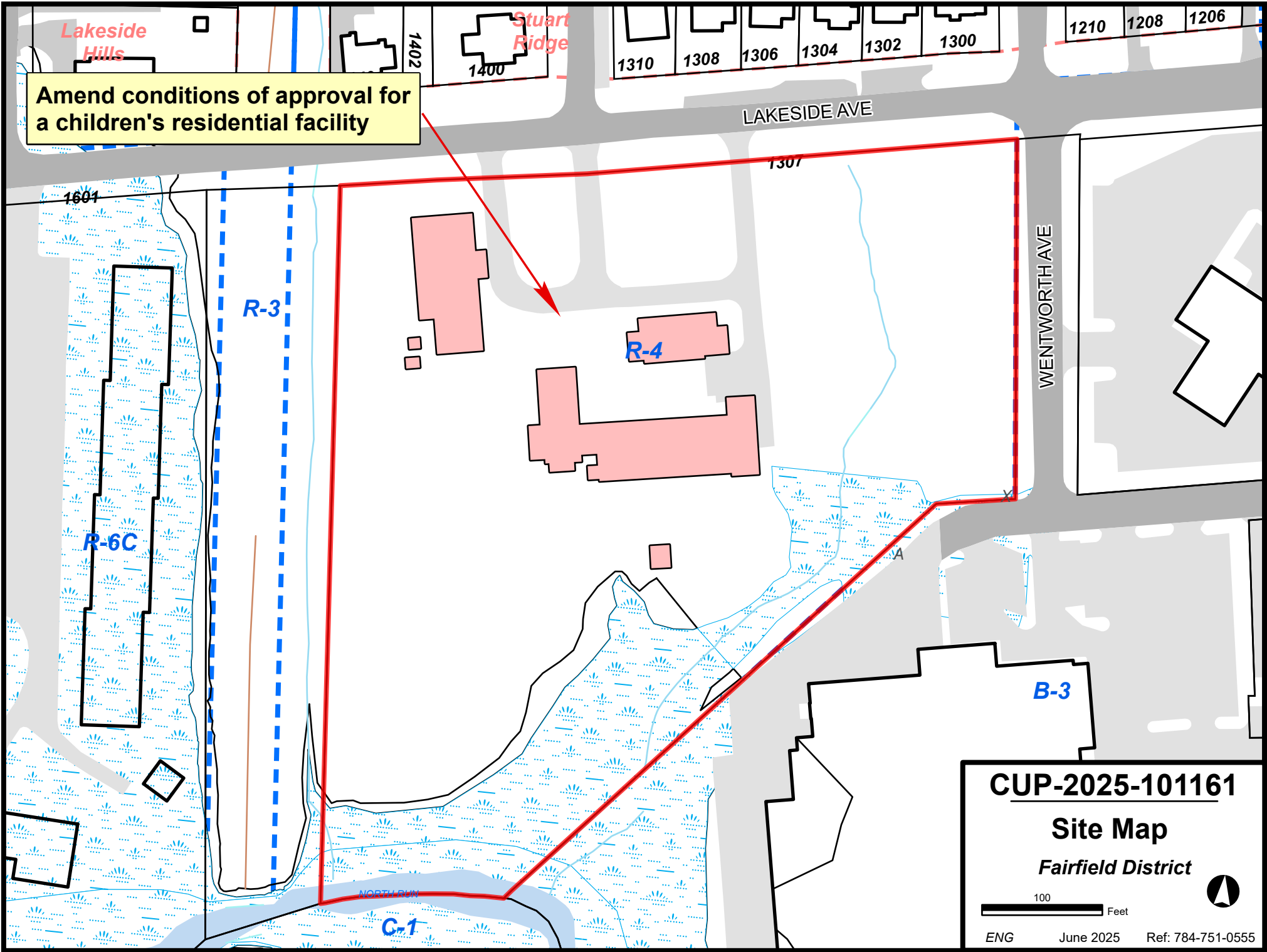
Side yard from street



View to rear yard from street

CUP-2025-101095

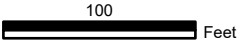




CUP-2025-101161

Site Map

Fairfield District





LAKESIDE AVE

WENTWORTH AVE

CUP-2025-101161

2024 Aerial Photo

Fairfield District

100 Feet

ENG June 2025 Ref: 784-751-0555



CUP-2025-101161

Commonwealth Catholic Charities

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Commonwealth Catholic Charities

Applicant: Commonwealth Catholic Charities

Representative: Megan Nedostup or T. Preston Lloyd, Jr.

Relationship: Attorney

Type of request: Amend the conditions of a children's residential facility

Property address: 1307 Lakeside Avenue

Parcel Number: 784-751-0555

Property acreage: 6.30 acres

Magisterial District: Fairfield

**2026 Comprehensive
Plan Recommendation:** Semi-Public (SP)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:**
North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Sara Rozmus

BACKGROUND

The subject property is on the south side of Lakeside Avenue between Brook Road and Belmont Golf Course. It was acquired in 1955 by the Missionary Sisters of Verona in Virginia, Inc., who developed a convent on the property in 1965. Improvements include the convent itself, a chapel, a classroom building, and a dormitory building.

In 2022, the property was acquired by Commonwealth Catholic Charities, Inc., who obtained a conditional use permit to operate a children's residential facility (CUP2022-00014). A children's residential facility is defined as any facility, child-caring institution, or group home that is maintained for the purpose of receiving children separated from their parents or guardians for full-time care, maintenance, protection and guidance, or for the purpose of providing independent living services to persons between 18 and 21 years of age who are in the process of transitioning out of foster care. They are licensed and supervised by the Virginia Department of Social Services. As part of the approval, Commonwealth Catholic Charities was allowed to offer childcare and a school, but only as part of their overall operation of the property.

Commonwealth Catholic Charities has contracted to sell the property to Bold Steps of Virginia, LLC, who would continue to operate the children's residential facility, as well as educational services. The applicant does not intend to build new buildings or make any changes to the existing structures. Because the 2022 approval was specifically limited to Commonwealth Catholic Charities, the contract purchaser has applied to amend two of the conditions (Condition 3 and 4) from the 2022 conditional use permit to reflect the new owner and operator.

Condition #3 currently reads as follows: "This approval is subject to the licensing and inspection requirements of the Virginia Department of Social Services. Any violation of those requirements may be grounds for revocation of this conditional use permit." The applicant would like to add the Department of Behavioral Health and Developmental Services as an alternative licensing authority, because some children's residential programs are overseen by that agency rather than the Department of Social Services.

Condition #4 currently reads as follows: "Any school or preschool operated on the property will serve only children enrolled in a program or service operated by Commonwealth Catholic Charities and licensed by the Department of Social Services." The applicant would like to remove the name of the operator, Commonwealth Catholic Charities, so the new operator, Bold Steps of Virginia, can operate educational programs related to the residential facility. They would also like to apply the same change as in Condition #3, allowing licensing by either the Department of Social Services or the Department of Behavioral Health and Developmental Services.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The subject Property includes a total of 6.3 acres, more or less, located at 1307 Lakeside Ave. The Property is currently owned by the Commonwealth Catholic Charities Housing Corporation and contains four buildings and associated parking areas. The Property received approval of a conditional use permit for a Children's Residential Facility use pursuant to County Code Section 24-4205 on March 25, 2022.

The Applicant is the contract purchaser of the Property and based upon the recommendation of the County Zoning Administrator, the conditions of approval associated with CUP 2022-014 require an amendment for the Applicant to operate the use and allow continued compliance based on the applicable state licensure that would be obtained by the Applicant. The use will continue within the existing buildings on the Property and no new buildings or additions are proposed.

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works

The FEMA and Community Special Flood Hazard Areas (SFHAs) run along the southern boundary and impact the southern portion of the parcel. There is also floodway that impacts the southwestern tip of the parcel. New residential development is not allowed within the SFHA, floodway, or within 15 feet of the SFHA under to Chapter 10, Article 1, Section 10-9(m). Any proposed residential development will need to be located more than 15 feet outside of the mapped SFHA areas on the parcel to comply with Chapter 10, Article 1 of the Henrico County Code. Any non-residential development within the SFHA areas on the parcel must comply with the requirements of Chapter 10, Article 1.

EVALUATION

The Henrico County Zoning Ordinance, § 24-2308.D, authorizes the BZA to approve a conditional use permit only if it finds the proposed use meets the following standards.

1. The proposed use is consistent with the purposes, goals, and policies of the comprehensive plan and other applicable County-adopted plans

The property is designated Semi-Public on the 2026 Future Land Use Map. That designation supports the existing and proposed use for a children's residential facility.

2. The proposed use complies with all applicable standards in Articles 3, 4, and 5 of the Zoning Ordinance

The property is zoned R-4, One-Family Residence District, and complies with the requirements of that district for "other permitted uses."

The R-4 District allows a children's residential facility by conditional use permit. There are no use-specific standards for this use in Article 4.

Because no new development is proposed, none of the requirements of Article 5 will apply to this conditional use permit.

3. *The proposed use is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed*

The property was used for a convent for over 50 years and has operated as a children's residential facility since 2022. It is large enough to accommodate the proposed use. Bold Step Virginia, LLC would continue the existing use. The property adjoins a furniture store and a car wash to the east and an apartment complex across a power line easement to the west. Belmont Golf Course is located to the south.

4. *The proposed use will not adversely impact the public health, safety, and welfare*

The proposed facility should not have any adverse impact on the neighborhood. The site is large and spacious and includes all the facilities necessary for the operation. Provided the facility is operated in accordance with state regulations, the requested change in the conditions of approval should have no effect on the neighborhood.

CONCLUSION

The property was the site of a convent for over 50 years. For the last three years, Commonwealth Catholic Charities has operated a children's residential facility at this location. The contract purchaser, Bold Step Virginia, LLC, is applying to amend the conditions of an approved conditional use permit from 2022 to continue the use. The use of the property for a children's residential facility has been consistent with the surrounding area and has not posed any issues to the adjacent properties. Staff recommends approval subject to the following conditions.

RECOMMENDED CONDITIONS

1. This conditional use permit authorizes the use of the property of a children's residential facility. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to the existing improvements on the property. Any additional improvements must comply with the applicable regulations of the County Code. Any substantial changes or additions to the design or location of the improvements will require a new conditional use permit.
3. This approval is subject to the licensing and inspection requirements of the Virginia Department of Social Services or Department of Behavioral Health and Developmental Services, as applicable (the "Licensing Authority"). Any violation of those requirements may be grounds for revocation of this conditional use permit.
4. If any school or preschool is operated on the property, it will serve only children enrolled in a program or service licensed by the Licensing Authority.

WILLIAMS MULLEN

Direct Dial: 804.420.6000
plloyd@williamsmullen.com

May 21, 2025

County of Henrico
Department of Planning
4301 E. Parham Road
Henrico, Virginia 23228

Re: Conditional Use Permit Application – 1307 Lakeside Ave: Amendment of CUP 2022-014
Known as Parcel Id. No. 784-751-0555 (the “Property”)

Ladies and Gentlemen:

This firm is counsel to Boldsteps of Virginia, LLC (the “Applicant”), on whose behalf we submit the enclosed materials referenced on Exhibit A (collectively, the “Application”) to request approval of an amendment to the conditional use permit approved under CUP 2022-014 for a Children’s Residential Facility use of the Property. This letter will serve as the Applicant’s Narrative.

Subject Property and Current Use

The subject Property includes a total of 6.3 acres, more or less, located at 1307 Lakeside Ave. The Property is currently owned by the Commonwealth Catholic Charities Housing Corporation and contains four buildings and associated parking areas. The Property received approval of a conditional use permit for a Children’s Residential Facility use pursuant to County Code Section 24-4205 on March 25, 2022.

Proposed Special Use

The Applicant is the contract purchaser of the Property and based upon the recommendation of the County Zoning Administrator, the conditions of approval associated with CUP 2022-014 require an amendment for the Applicant to operate the use and allow continued compliance based on the applicable state licensure that would be obtained by the Applicant. The use will continue within the existing buildings on the Property and no new buildings or additions are proposed. We offer the following proposed modifications of the existing conditions with changes in italics:

1. This conditional use permit authorizes the use of the property of a children’s residential facility. All other applicable regulations of the County Code remain in force.
2. This conditional use permit applies only to the existing improvements on the property. Any additional improvements must comply with the applicable regulations of the County Code. Any substantial changes or additions to the design or location of the improvements will require a new conditional use permit.

3. This approval is subject to the licensing and inspection requirements of the Virginia Department of Social Services or *Department of Behavioral Health and Developmental Services, as applicable (the "Licensing Authority")*. Any violation of those requirements may be grounds for revocation of this conditional use permit.
4. If any school or preschool is operated on the property, it will serve only children enrolled in a program or service *licensed by the Licensing Authority* ~~operated by Commonwealth Catholic Charities~~.

Conclusion

Based on the foregoing, we respectfully request that the Department of Planning forward the Application with its recommendation for approval to the County Board of Zoning Appeals for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

EXHIBIT A
Enclosures

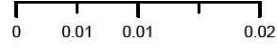
The following application materials are enclosed:

1. Conditional Use Permit Application form;
2. Plan entitled "1307 Lakeside Ave Conditional Use Permit Conceptual Plan" dated May 21, 2025 (the "Conceptual Plan");
3. CUP 2022-014 County Approval Letter dated March 25, 2022;
4. Power of Attorney by the Property owners.



1307 Lakeside Ave

CONDITIONAL USE PERMIT
CONCEPTUAL PLAN



May 21, 2025



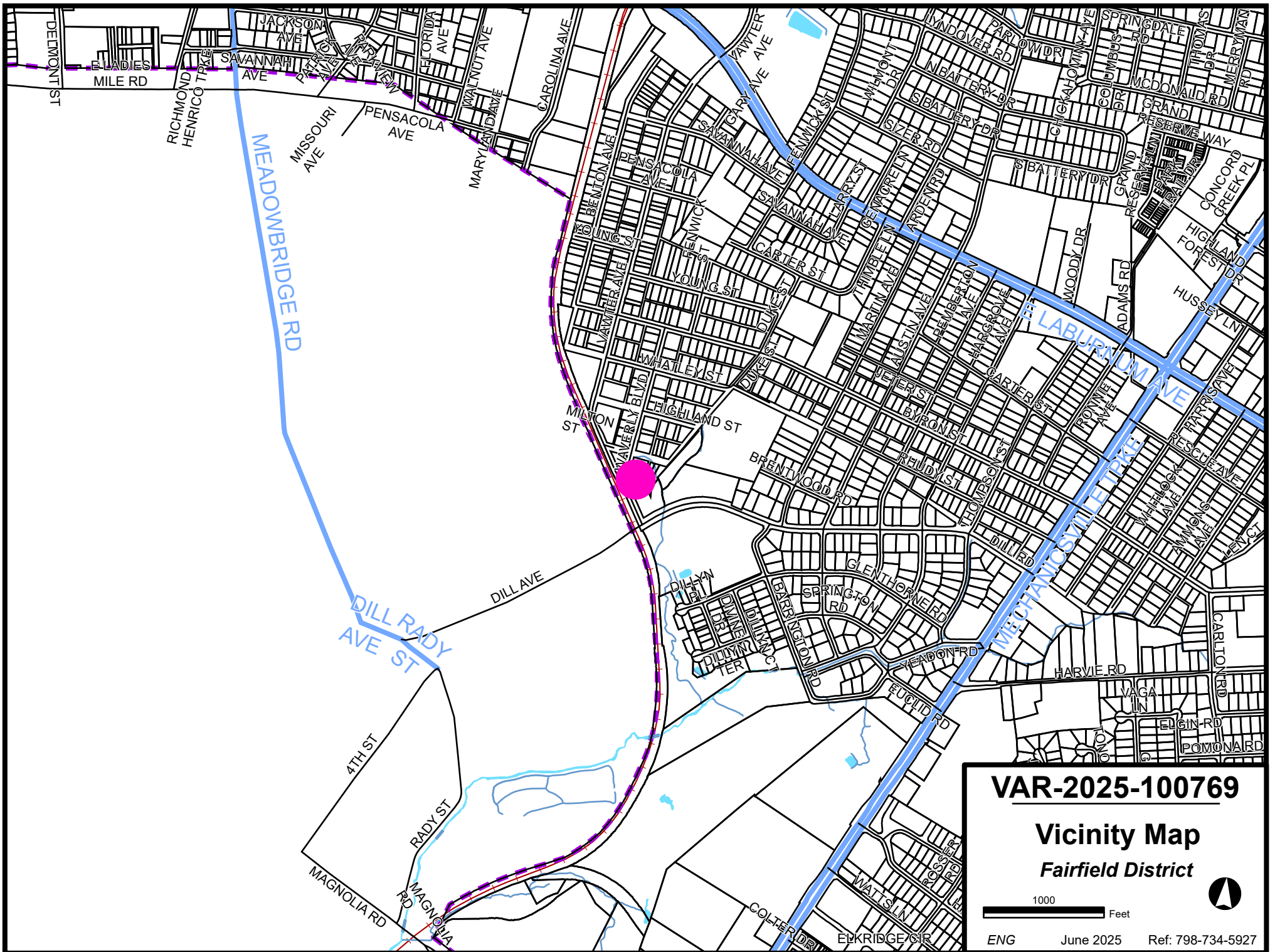


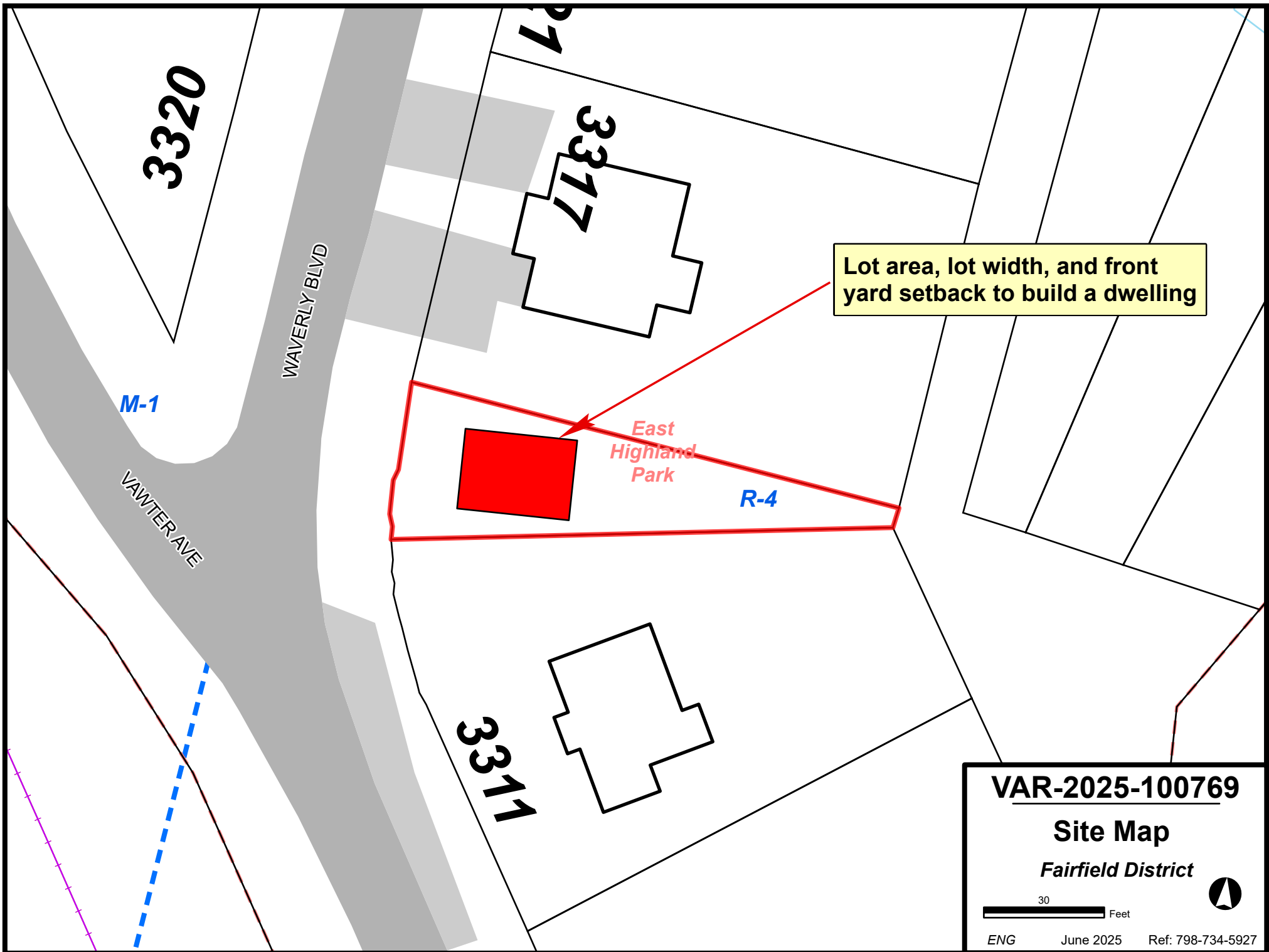
Main building



Building 2

CUP-2025-101161







WAVERLY BLVD

VAWTER AVE

VAR-2025-100769

2024 Aerial Photo

Fairfield District

30 Feet



ENG June 2025 Ref: 798-734-5927



VAR-2025-100769

Blue Steel Construction, LLC

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Riley B. Lowe, Trustee

Applicant: Blue Steel Construction, LLC, Contract Purchaser

Type of request: Lot area: 4,300 square feet where the Code requires 6,000 sq. feet
Lot width: 35 feet where the Code requires 50 feet
Front yard setback: 20 feet where the Code requires 35 feet

Intended use: Build a single-family dwelling

Property address: 3313 Waverly Boulevard

Parcel Number: 798-734-5927

Property acreage: 4,300 square feet (0.10 acre)

Subdivision: East Highland Park

Magisterial District: Fairfield

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Paul Gidley

BACKGROUND

This application is very similar to a previous request which the same applicant submitted for the same property in 2022 (VAR2022-00021). The Board denied that application because the zoning ordinance restriction applied to this property is reasonable, the granting of the variance would have been of substantial detriment to adjacent and nearby property, and the condition or situation of the property concerned is of a general and recurring a nature.

The subject property is located just north of where Dill Road crosses into the City of Richmond. Most of the surrounding area is zoned R-4 and developed with single-family dwellings, while the land along the railroad tracks, which marks the municipal boundary, is zoned industrial.

The subject property was recorded as Lot 5, Block 25 of the East Highland Park subdivision in 1917. Due to the small size of the recorded lots, homes in the neighborhood are typically built on two or more lots. For example, the home to the south was built on two lots in 1940, and the home to the north was built on two lots in 1963. The subject property, by contrast, contains only 4,300 square feet of lot area. While it fronts for 50 feet along the inside curve of the road, it is wedge shaped and narrows to only 20 feet along the rear lot line.

When the property was purchased in 1938, it was one of 60 lots conveyed by one deed. Thirty-three of those lots were sold together in 1941. The owner sold 25 of those lots between 1941 and 1982; however, the owner died without a will, and the remaining eight lots, including the subject property, reverted to the Commonwealth of Virginia. Two years later, Mr. Riley Lowe bought the subject property from the Commonwealth for \$100. The deed states that the property was sold "without warranty."

The applicant would like to purchase the lot to build a home on it. However, due to its small size and narrowness, he is requesting variances from the minimum lot area, lot width and front yard setback requirements.

The southern section of East Highland Park (Blocks 16-25) includes 57 dwellings. Six are on single lots, 46 are on double lots, and 5 are on three or more lots. Of the six single lots, two measure 4,900 square feet, two 5,400 square feet, and two exceed 8,000 square feet. The subject lot is considerably smaller, in area and width, than any other developed property in the neighborhood.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Applicant request a variance in order to build a new single-family home to serve the first-time homebuyer.

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The zoning ordinance restricts any reasonable use due to the lot's narrow width and lot area. This prohibition of use is a regulatory taking. The lot pre-dates that zoning ordinance.

STAFF ANALYSIS

The subject property consists of Lot 5, Block 25, East Highland Park. A home may not be constructed on the lot, leaving it with no reasonable use. As previously noted, however, homes in this neighborhood are typically constructed on two or more lots. Given its small size, the lot does not appear to have been designed as a buildable lot unless combined with adjacent property.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The physical condition of the lot and the zoning ordinance has caused an undue hardship. This prohibition of use is a regulatory taking.

STAFF ANALYSIS

This test is met. The subdivision was recorded in 1917, prior to the adoption of the county's first zoning ordinance in 1933. The adoption of minimum lot area and lot width standards in 1945 made the lot legally unbuildable. As a result, the hardship is due to a physical condition of the property that existed prior to the effective date of the zoning ordinance.

- 3. The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

N/A

STAFF ANALYSIS

This test is not applicable.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The applicant did not create the hardship. The recorded lot has been in its original configuration since recordation.

STAFF ANALYSIS

When Mr. Lowe bought the property from the Commonwealth, the deed specifically stated it was sold without warranty. While it may have been acquired in good faith, the owner had no reason to expect that the property would be treated as a buildable lot. The contract purchaser applied for a variance in 2022, which was denied. As a result, the contract purchaser has no reasonable expectation that it will be treated as a buildable lot.

- (ii) The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

There are no negative effects the variance would have on other adjacent properties. There are similar sized properties with homes on these lots. The new single-family house will be compatible with other single-family detached houses in the neighbor. The intent is to bring new, affordable, quality construction to a housing market, that is lacking significant inventory.

STAFF ANALYSIS

Staff believes the proposed variances would have a substantial detrimental impact on the adjacent homes and the neighborhood in general. The dwelling on the southern side of the subject property is built on a double lot as are the two residences to the north of the subject property. Each of the homes on the next block to the north are also built on two or more lots. Squeezing a new home onto such a small lot would have a detrimental impact on the two existing dwellings, which have been there since 1940 and 1963.

Elsewhere in the subdivision, a few homes have been built on single lots, but even those lots are substantially larger than the subject lot. Building a home on one undersized lot would be out of character with the neighborhood.

The lot is located where Waverly Boulevard merges with Vawter Avenue. Traffic entering or leaving the neighborhood via Dill Road passes through this intersection. Because these

two streets merge into one another, rather than meeting at a right angle, there is already an increased risk of traffic accidents. Adding a new driveway from the subject property in the middle of this intersection would add to this conflict, further increasing the risk of an accident.

- (iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The condition is unique to this parcel.

STAFF ANALYSIS

The zoning ordinance addresses smaller, older lots such as these through the standards for nonconforming lots. Where a lot does not meet these standards, it is up to the Board of Zoning Appeals to determine whether such lots can be developed without having a substantial detrimental impact on nearby property. Where a lot lacks area or width, but a dwelling will fit within the required setbacks, the Board sometimes grants variances. In this case, however, not only is the lot 27 percent smaller than the already reduced standards for nonconforming lots, it is also too small to meet the lot width requirement and the front yard setback.

- (iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.***

A single-family dwelling is a principal permitted use in the R-4 district. Approval of the variance would not result in a use variance or a change in zoning.

- (v) The relief or remedy sought by the variance application is not available through a special exception or modification.***

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case meets some, but not all, of the legal requirements for a variance.

- The Zoning Ordinance allows reduced standards for nonconforming lots. The subject property, however, does not meet even those reduced standards. It is short of the reduced lot area requirement by more than 27 percent.
- Building a home on this lot would have a detrimental impact on the adjacent properties and would be inconsistent with the development pattern of the neighborhood.
- Adding a driveway entrance at the merge point of Waverly Boulevard and Vawter Avenue would result in an increased risk of traffic accidents, especially for those backing out of the driveway.

For these reasons, staff recommends denial of the variance.

RECOMMENDED CONDITIONS

Although staff recommends denial, if the Board approves the application, staff recommends the following conditions.

1. This variance applies only to the lot area, lot width, and front yard setback requirements for one dwelling only. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan and building design filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.
4. Any dwelling on the property must be served by public water and sewer.
5. The applicant must obtain a building permit for the proposed dwelling by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.

NOTE:
The land boundaries shown on this map, which has been prepared without benefit of a current title report, are the results of a compilation from deeds and/or maps or based on a survey by others and does not represent the results of a current field boundary survey. Easements and other matters effecting this property may exist that are not shown hereon.
Boundary line per current field boundary survey by Balzer & Assoc.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	150.58'	19°01'30"	N03°22'20"E	49.77'

Lot Width By Code At
35' Setback=41.36'

R-4 ZONING REQUIRED
DIMENSIONAL STANDARDS:

Lot Width=50'
Lot Area=6000 SF

SETBACKS:

Front=35'

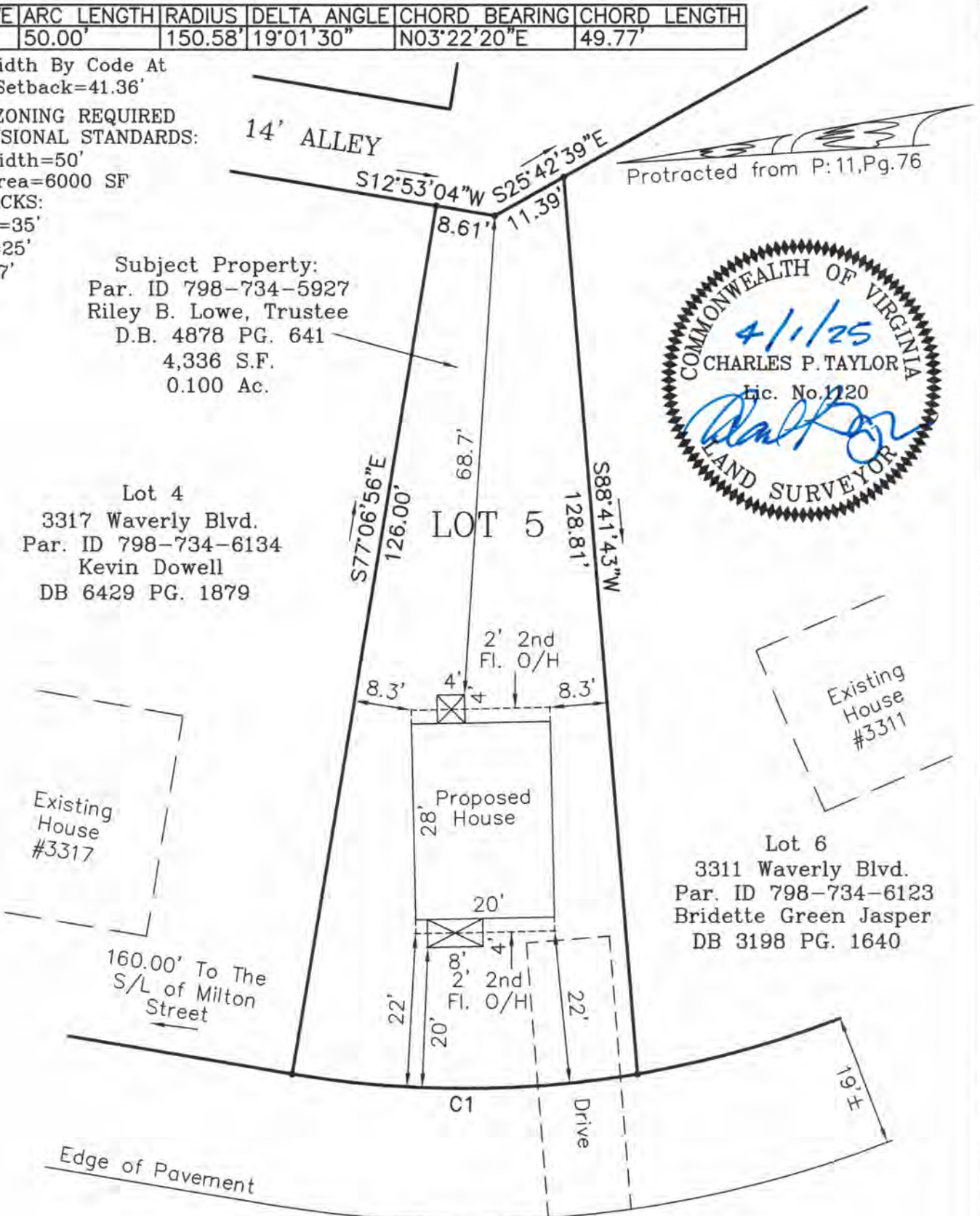
Rear=25'

Side=7'

Subject Property:
Par. ID 798-734-5927
Riley B. Lowe, Trustee
D.B. 4878 PG. 641
4,336 S.F.
0.100 Ac.

Lot 4
3317 Waverly Blvd.
Par. ID 798-734-6134
Kevin Dowell
DB 6429 PG. 1879

Protracted from P:11,Pg.76



WAVERLY BOULEVARD

60' R/W

Compiled Map Showing Proposed Improvements To
Lot 5, Block 25, East Highland Park,
Fairfield District, Henrico County, Virginia

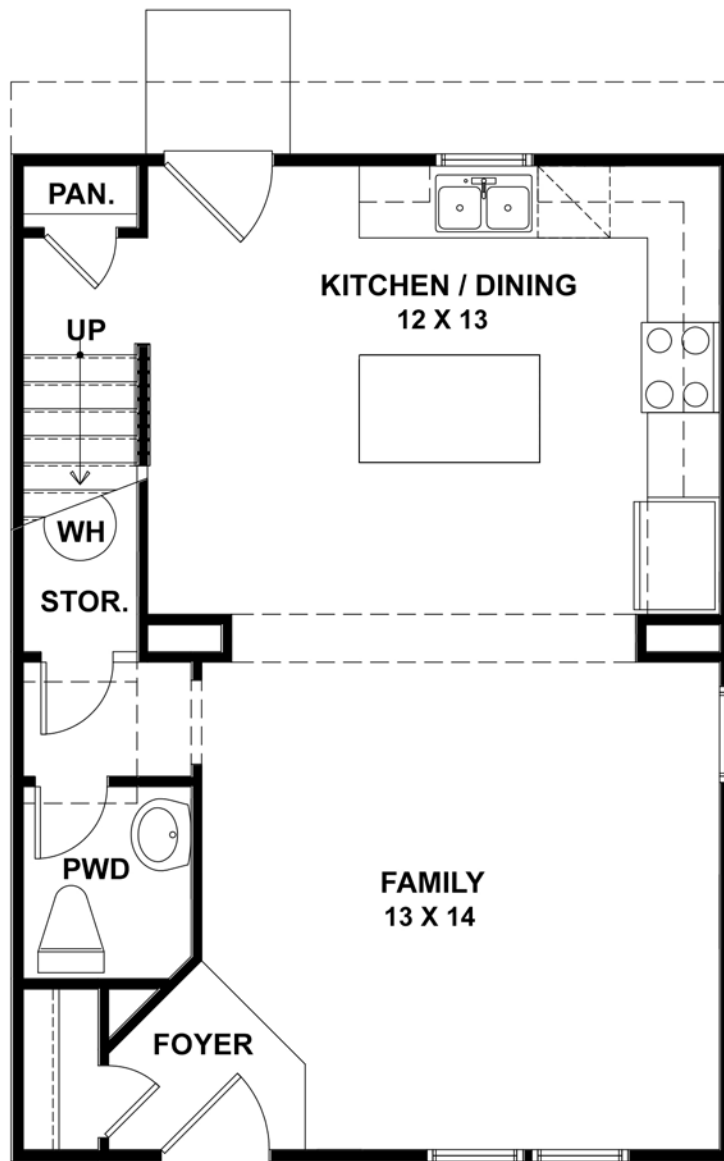
April 1, 2025

Scale : 1"=20'

TAYLOR & TAYLOR, P.C.
LAND SURVEYORS
2445 HUGUENOT TRAIL
POWHATAN, VIRGINIA 23139
(804)794-7706

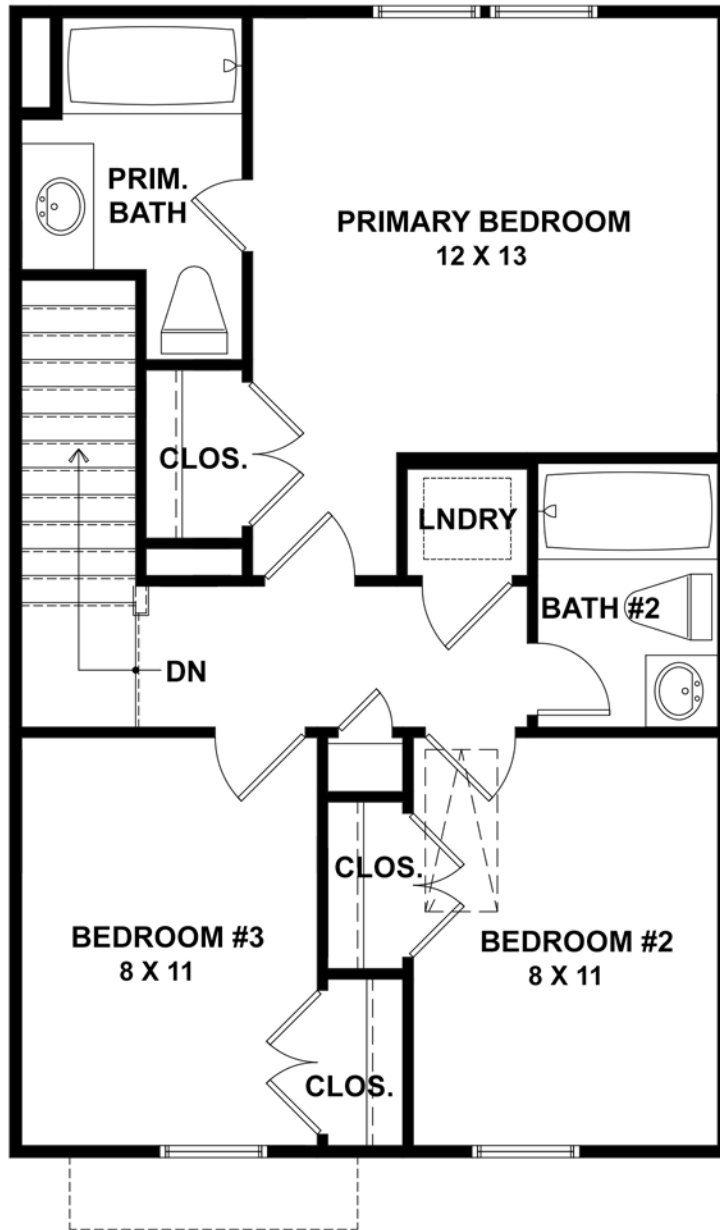
(5PC)

F.N. 18863



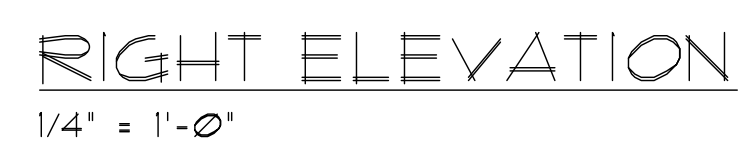
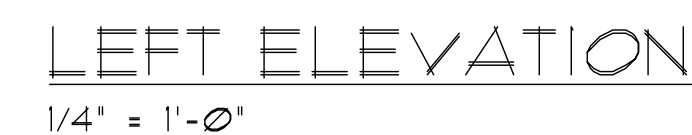
FIRST FLOOR

MAGGIE MAY - 20 x 28 - 1,200 SQFT.



SECOND FLOOR

MAGGIE MAY - 20 x 28 - 1,200 SQFT.

[illegible]



House site



Left side neighbor

VAR-2025-100769

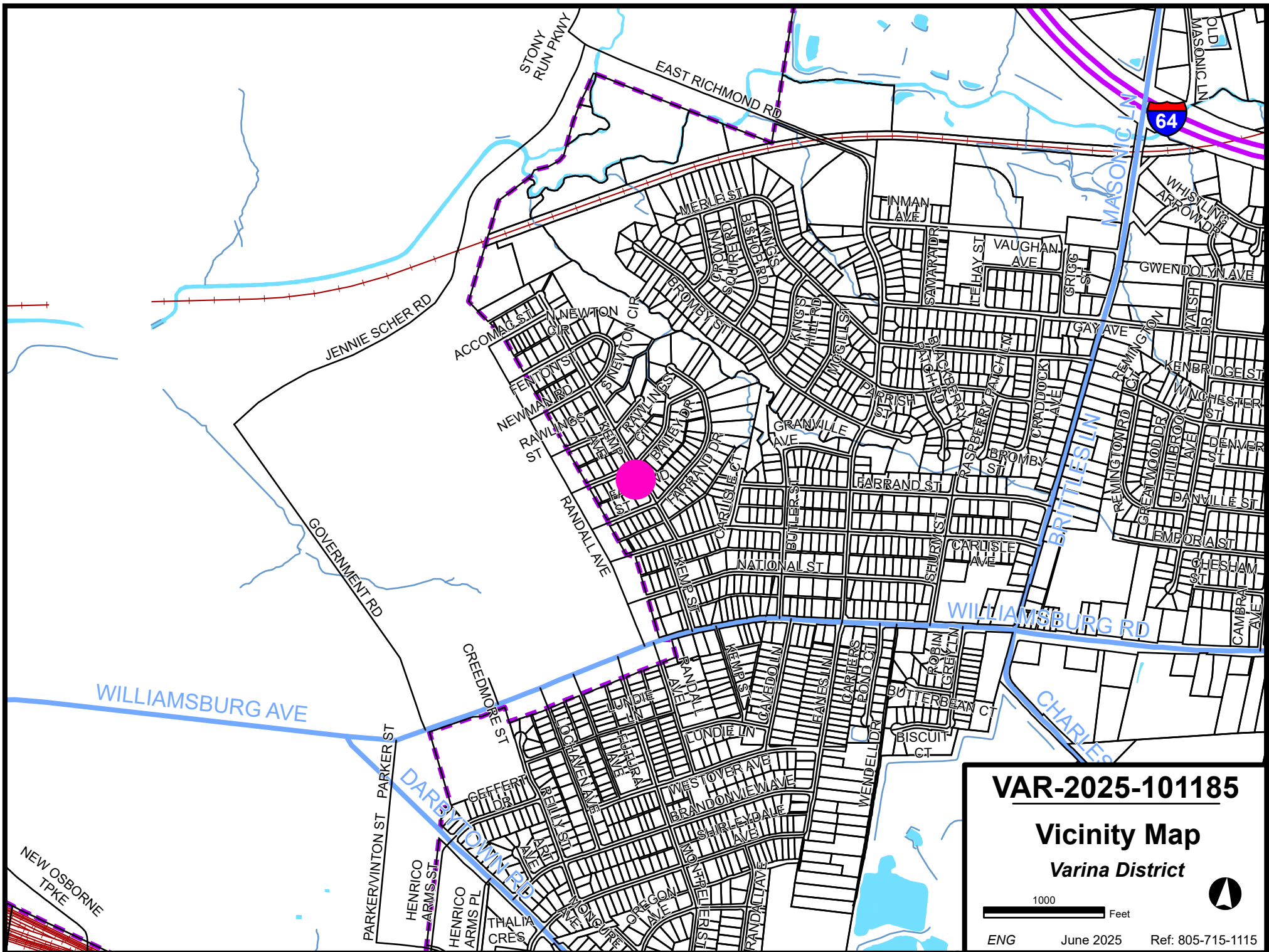


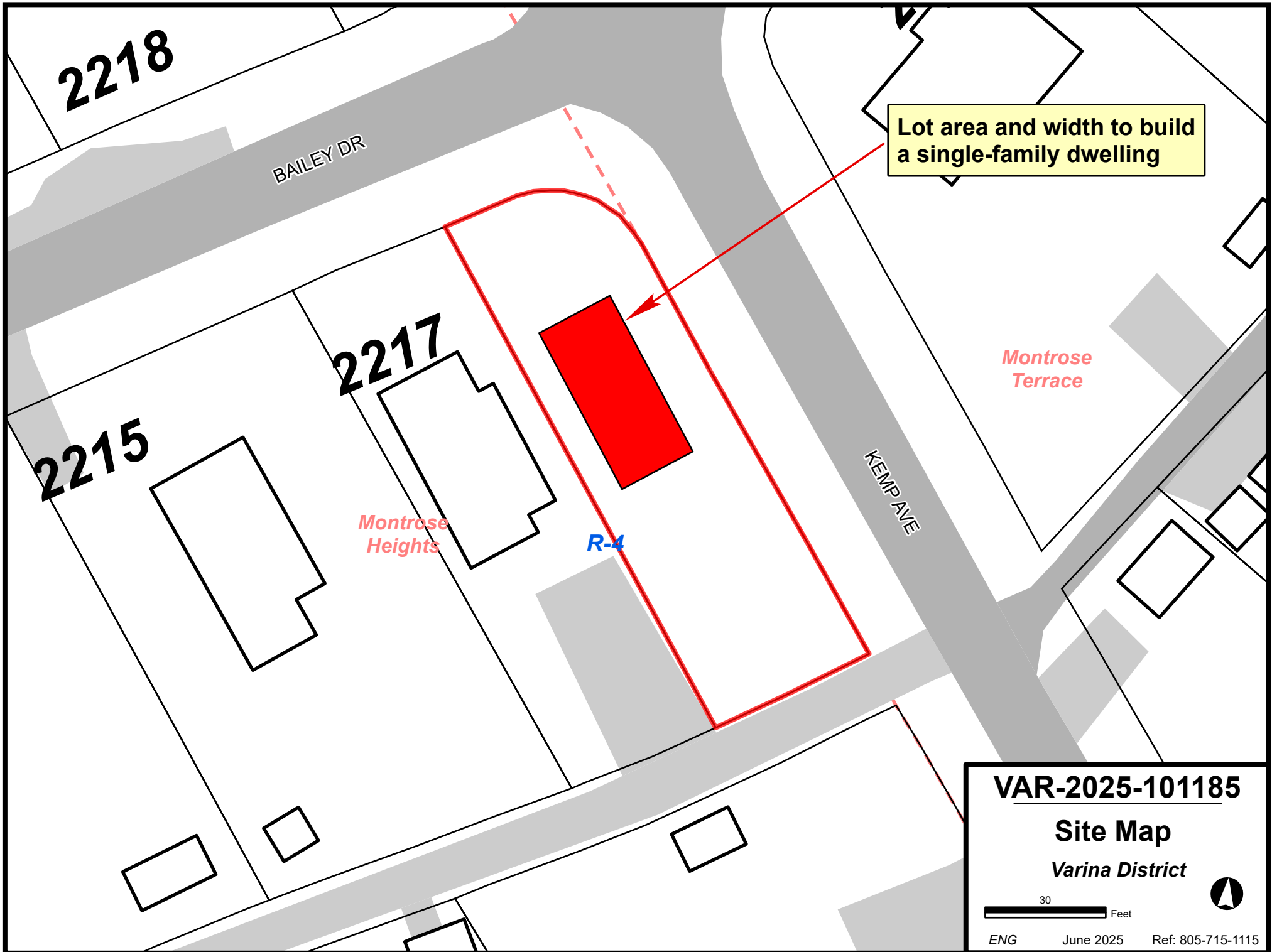
Right side neighbor



Across street

VAR-2025-100769





Lot area and width to build
a single-family dwelling

VAR-2025-101185

Site Map

Varina District

30 Feet

ENG June 2025 Ref: 805-715-1115



VAR-2025-101185

2024 Aerial Photo

Varina District

30 Feet

ENG

June 2025

Ref: 805-715-1115





VAR-2025-101185

Ironwood Investment Group, LLC

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Ironwood Investment Group, LLC

Applicant: Ironwood Investment Group, LLC

Representative: Tee Daniel

Type of request: Lot area: 5,200 square feet where the Code requires 6,000 sq. feet
Lot width: 35 feet where the Code requires 50 feet

Intended use: Build a single-family dwelling

Property address: 2223 Bailey Drive

Parcel Number: 805-715-1115

Property acreage: 5,200 square feet (0.12 acre)

Subdivision: Montrose Heights

Magisterial District: Varina

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Benjamin W. Blankinship, AICP

BACKGROUND

The subject property is located one-fourth mile north of Williamsburg Road and 350 feet east of the City of Richmond. It is part of Montrose Heights subdivision, which is zoned R-4, One-Family Residence District, and was recorded in 1911. The property is 137 feet deep, which is deep enough to accommodate a dwelling, but it is less than 40 feet wide. It is also a corner lot.

The house next door at 2217 Bailey Drive was built in 1938. The two lots were owned separately at that time. The owner of the house bought the vacant lot in 1952, and the two lots have been owned as one property since that time. In 1984 they were consolidated for tax purposes at the request of the owner.

In 2023, Ironwood Investment Group, LLC, bought the house next door for \$132,500. The subject lot was included in the purchase. They renovated the house and sold it for \$330,000, retaining the vacant lot. They now want to build a second house on the vacant lot.

The R-4 zoning district requires a minimum lot area of 8,000 square feet and a minimum lot width of 65 feet. For lots created prior to 1960, the requirements are reduced to 6,000 square feet and 50 feet, respectively. There are nine other houses on Bailey Drive in Henrico County. Seven meet the current standards and two are nonconforming. As long as the vacant lot remains with the house at 2217 Bailey Drive, the property meets the zoning requirements. Taken by itself, however, the vacant lot falls 13 percent short of the lot area requirement and 30 percent short of the lot width requirement.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Obtain a variance to build a single-family home on a vacant lot

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The lot is not able to be built upon under the current lot area and lot width requirements.

STAFF ANALYSIS

The Zoning Ordinance requirements are reasonable for this property. Since 1952, the two lots have been owned by the same owner, and the subject lot has served as additional lot area for the house. When the applicant bought the two lots together, the purchase price reflected this use of the lot.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The lot was divided before the current area and width standards were instituted and was buildable up until that time. The hardship is due to the condition of the property at the time of the effective date of the ordinance.

STAFF ANALYSIS

This test appears to be met. The lots were recorded in 1911, before zoning and subdivision regulations were adopted. Since 1952, however, the two lots have been owned together and have constituted one buildable lot.

- 3. The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

N/A

STAFF ANALYSIS

This test is not applicable.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The hardship was created by the change in ordinances. At the time a house was being built on adjacent lot 378 in 1938, lot 377 and lot 378 were owned by different owners. This parcel has its own parcel ID and has been taxed separately and was intended to be built on prior to ordinance changes.

STAFF ANALYSIS

The hardship was not created by the applicant. The Supreme Court of Virginia has determined that it is not a violation of good faith for a property owner to acquire property knowing that a variance is required for its development.

- (ii) The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Most of the minimal negative impacts would be felt in the neighborhood during construction of a new house, if the variance was approved. We have spoken to several surrounding neighbors and they state they would be fine with the short-lived inconvenience.

STAFF ANALYSIS

Staff anticipates two types of detrimental impact if this request is approved. First, it would result in a second house located too close to the existing house at 2217 Bailey Drive. Given the pattern of development in the neighborhood, in which many homes have been built on the original 40-foot lots, the lot area is manageable. However, the substandard width of the lot is more of a concern. Although the proposed dwelling would meet the side yard setback, it would be close to the side street, Kemp Avenue.

Staff is concerned that detrimental impacts would result from the construction of a new home on such a narrow lot so close to Kemp Avenue. Unlike Bailey Drive, which provides access to 10 houses, Kemp Avenue is the spine of the Montrose Heights neighborhood. There are no other houses on 40-foot lots adjacent to Kemp Avenue: all the houses along this street are on wider lots. The proposed variance could have a detrimental impact on the street, particularly if it needs to be widened in the future.

- (iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

It is very common in Varina to have this size lot. This size lot is common throughout Montross Heights and more specifically on Bailey Drive. Precedence of similar variances have been approved for Montross Heights. This narrow lot would be consistent with development pattern in the area.

STAFF ANALYSIS

As stated by the applicant, the circumstances that give rise to this request are general and recurring. For that reason, a variance is not the most appropriate solution. The Board of Supervisors adopted regulations in 1960 intended to determine which lots are buildable and which are not. Those regulations require 6,000 square feet of area and 50 feet of width, in lieu of the current requirements of 8,000 square feet and 65 feet. The subject property is considerably smaller than the requirement adopted by the Board of Supervisors. While the two lots remained in the same ownership, the subject lot added considerable value as additional yard area for the dwelling at 2217 Bailey Drive.

- (iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.***

A single-family dwelling is a principal permitted use in the R-4, One-Family Residence District. Approval of the variance would not result in a use variance or a change in zoning.

- (v) The relief or remedy sought by the variance application is not available through a special exception or modification.***

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case meets some but not all of the legal requirements for a variance.

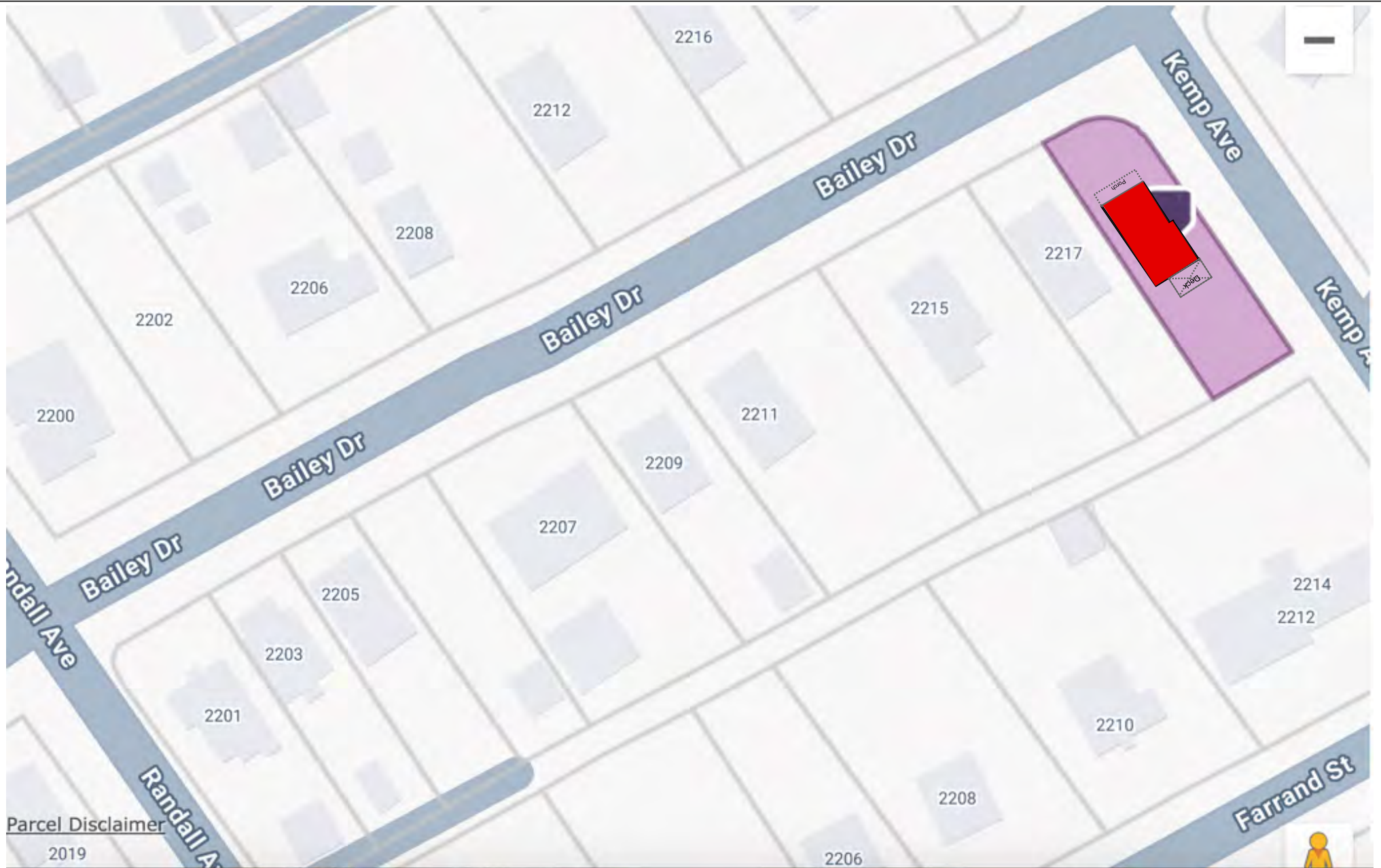
The hardship is due to changes in the zoning ordinance after the property was defined. The applicant did not cause the hardship. The use is allowed, and no other relief is available.

However, staff is concerned that the proposed dwelling would have a detrimental impact on the adjoining lot and the neighborhood as a whole. The proposed dwelling would be too close to the neighboring house and would crowd the street frontage along Kemp Avenue. Unless evidence is offered at the public hearing to satisfy those concerns, staff recommends denial of the variance.

RECOMMENDED CONDITIONS

Although staff recommends denial, if the Board approves the application, staff recommends the following conditions.

1. This variance applies only to the lot area and lot width requirements for one dwelling only. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan and building design filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.
4. Any dwelling on the property must be served by public water and sewer.
5. The applicant must obtain a building permit for the proposed dwelling by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.



IRONWOOD INVESTMENT

Site Map. Var-2025-101185

0 Bailey Dr

Rev:

Date: 5/12/2025

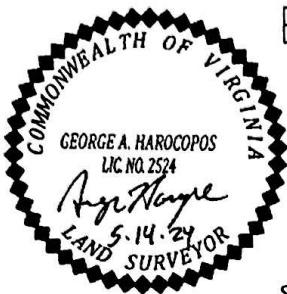
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A-2.0

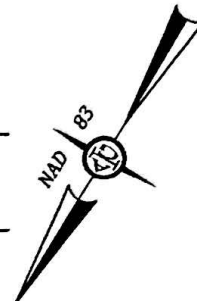
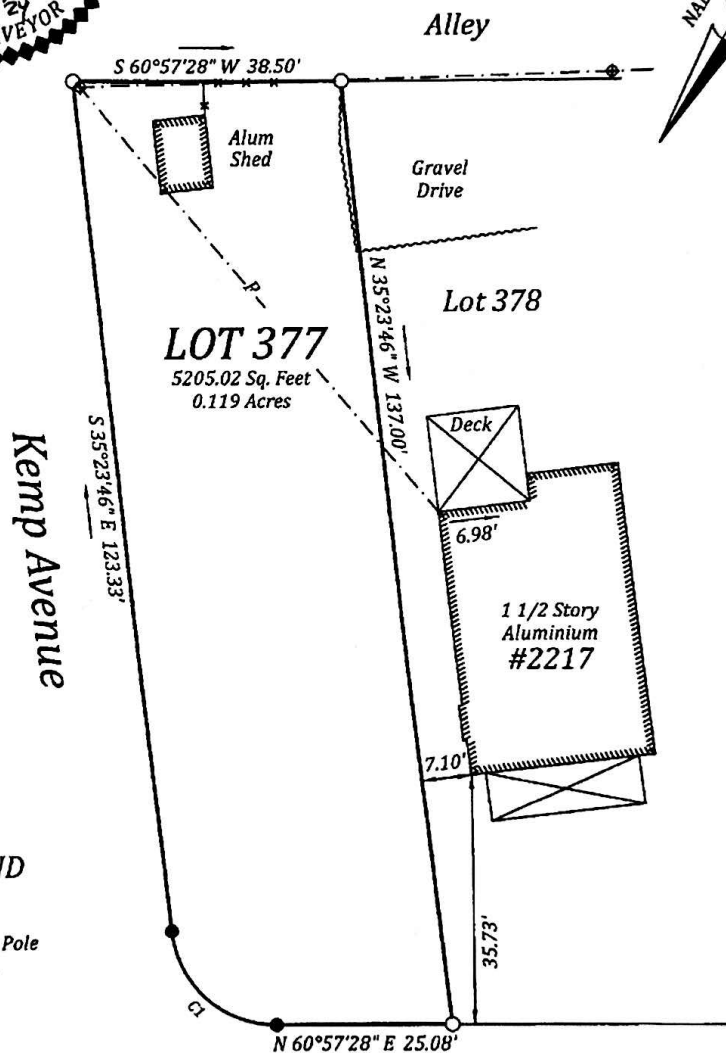
This is to certify that on 5/14/24
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
 X AS SHOWN ON FEMA
 FLOOD INSURANCE RATE MAP
 PANEL 5101290033D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	22.14'	20.19'	S 76°45'22" E	84°35'13"



LEGEND

- Rod/S
- ⊕ Power Pole
- Rod/F

SURVEY OF
 LOT 377
MONTROSE HEIGHTS
 HENRICO COUNTY, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF IRONWOOD INVESTMENT GROUP

JN 53474

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

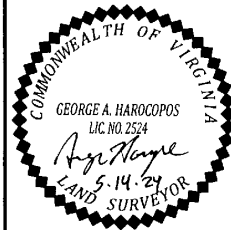
4920 E MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 5/14/24 Drawn by GAH

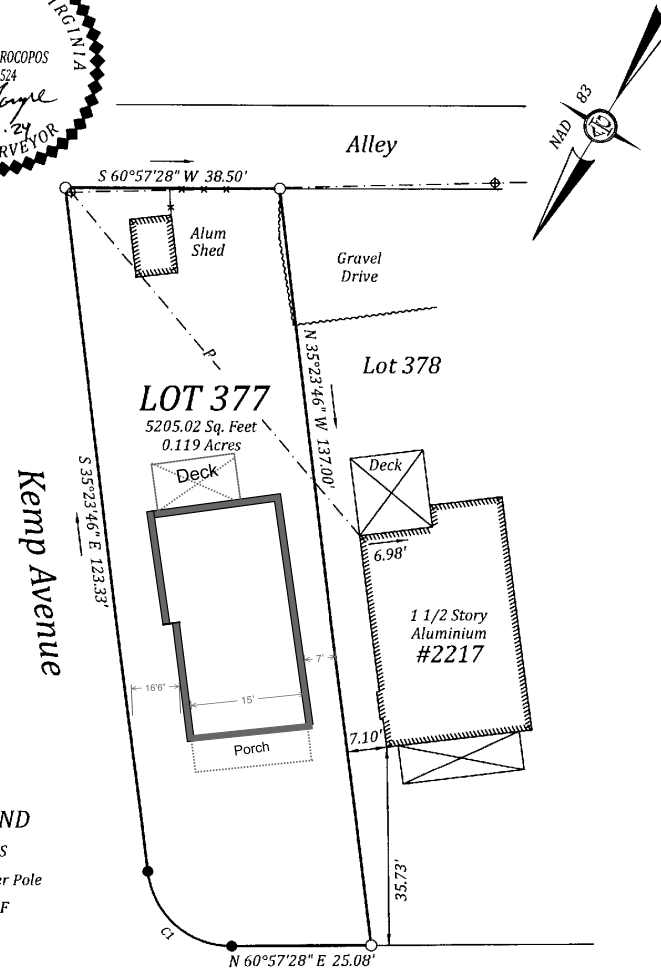
This is to certify that on 5/14/24
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON FEMA
 FLOOD INSURANCE RATE MAP
 PANEL 5101290033D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL	15.00'	22.14'	20.19'	S 76°45'22" E	84°35'13"



LEGEND

- Rod/S
- ⊕ Power Pole
- Rod/F

SURVEY OF
 LOT 377
MONTROSE HEIGHTS
 HENRICO COUNTY, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF IRONWOOD INVESTMENT GROUP

IN 53474

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 5/14/24 Drawn by GAH



IRONWOOD INVESTMENT

Var-2025-101185

Proposed Single Family House

Rev:

Date: 5/12/25

Scale: None

A-1.0



House site



Right side neighbor

VAR-2025-101185

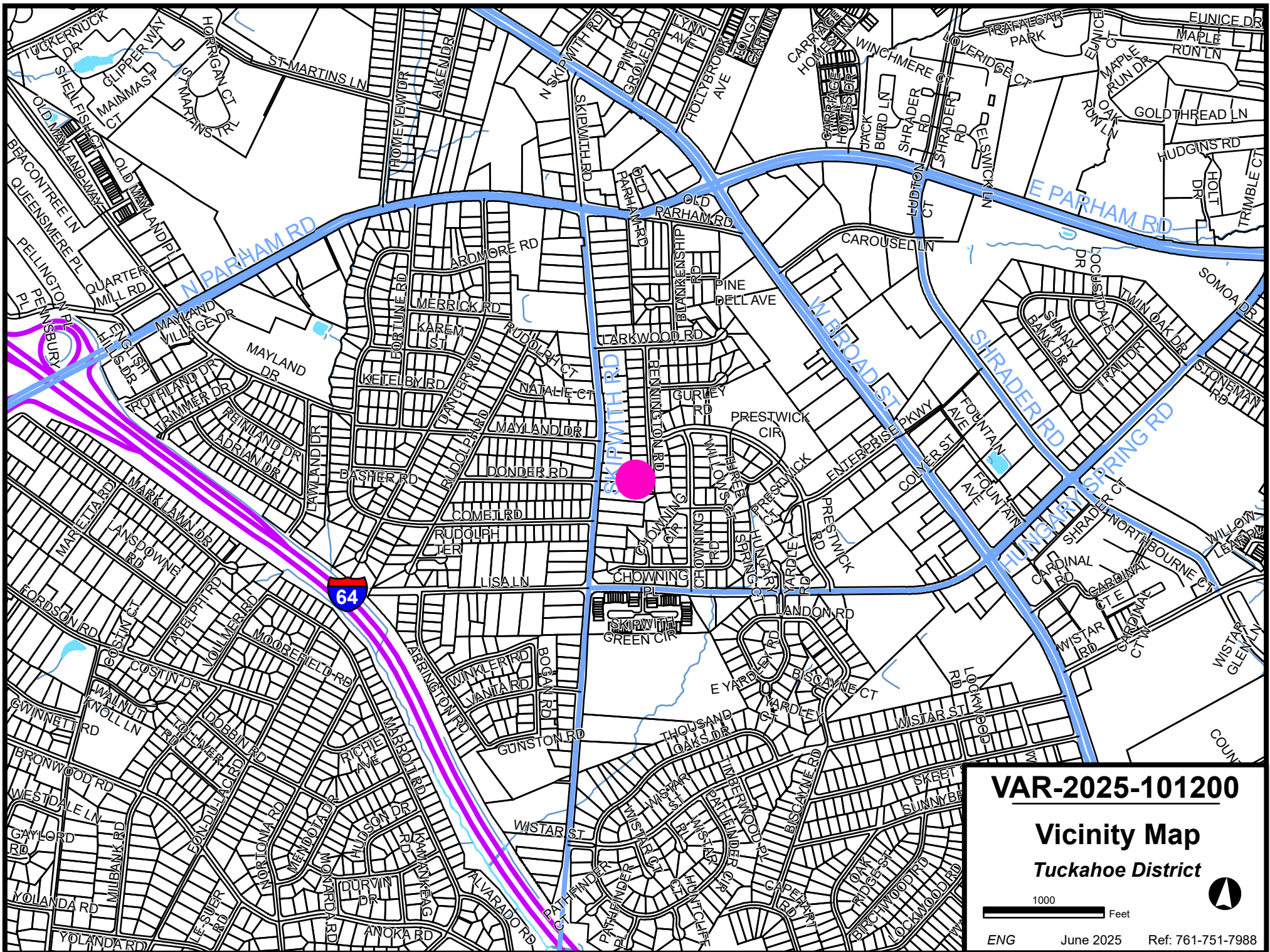


Across Bailey



Density on Bailey

VAR-2025-101185



Lot area, lot width, and public street frontage to build a single-family dwelling

Skipwith Heights

2800

PENNINGTON RD

2803

Williamsburg Park

2801

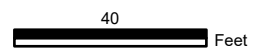
2798

R-3

VAR-2025-101200

Site Map

Tuckahoe District

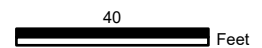




VAR-2025-101200

2024 Aerial Photo

Tuckahoe District



ENG

June 2025

Ref: 761-751-7988





VAR-2025-101200

Sterling Development Corp.

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Sterling Development Corp.

Applicant: Sterling Development Corp.

Representative: Joshua Bilder

Type of request: Lot area: 9,600 square feet where the Code requires 11,000 sq. ft.
Lot width: 74 feet where the Code requires 80 feet
Public street frontage: 0 feet where the Code requires 50 feet

Intended use: Build a single-family dwelling

Property address: 2798 Pennington Road

Parcel Number: 761-751-7988

Property acreage: 9,600 square feet (0.22 acre)

Magisterial District: Tuckahoe

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-3, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-3, One-Family Residence District
West: R-3, One-Family Residence District
South: R-3, One-Family Residence District
East: R-3, One-Family Residence District

Staff Contact: Benjamin W. Blankinship, AICP

BACKGROUND

The subject property was never designed or approved as a buildable lot. It was originally part of 2717 Skipwith Road. When the property to the northeast was subdivided as Skipwith Heights, a stub street was shown on the subdivision plat, indicating future plans to extend a street from Pennington Road to Skipwith Road. The subject property is only 24 feet wider than the proposed street.

When Skipwith Heights was recorded in 1956, the subject lot extended from Skipwith Road to the edge of the subdivision. Then in 1962, Sterling Development Corp. bought the property and built the dwelling at 2717 Skipwith Road. When they sold the house, Sterling Development Corp. divided the lot and retained an unbuildable parcel in the rear. The subdivision of the lot was not reviewed or approved by the County.

The unbuildable parcel has remained in the ownership of Sterling Development Corp. since it was divided. It measures 9,600 square feet in area where the Code requires 11,000 square feet, and 74 feet in width where the Code requires 80 feet. It is also landlocked: the only access to the parcel is through a proposed right-of-way that was never developed into a public street. It has been assessed at a value of \$6,000 for tax purposes.

The owners have applied for a variance to allow them to market the property as a buildable lot. The plan shows an oddly shaped dwelling with 1,200 square feet of floor area, set at an angle to the street. The elevation drawing shows a single-story house with a basement.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Lot area not met for zoning district. Applicant requests a variance to build a single-family home on a single-family lot

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The single family lot consists of 9622 square feet. The minimum lot area for the zoning district is 10,000 square feet. The applicant requests a variance to build on the lot a single family dwelling.

STAFF ANALYSIS

This test is not met. Taken by itself, the subject property has no reasonable beneficial use. However, it was subdivided by the owner without County approval, and the original parcel has been developed with a single-family dwelling. The zoning ordinance restrictions are reasonable in that the parcel was never approved as a buildable lot.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The property does not meet the required 10,000 square foot minimum lot area.

STAFF ANALYSIS

This test is not met. The lot area, lot width, and public street frontage requirements were already in effect when the property was subdivided. The County did not review or approve the subdivision. The conditions in effect today were already in effect when the property was subdivided.

- 3. The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Applicant requests a variance of the minimum lot area for the R3 district for the purpose of constructing a single family home. With this variance the applicant cannot build.

STAFF ANALYSIS

This test is not applicable.

Because the threshold test is not met, the variance should not be approved.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) ***The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

At some point in the past a portion of the lot was deeded to Henrico County. This created the hardship and minimum lot area requirement.

STAFF ANALYSIS

This test is not met. The applicant for the variance, Sterling Development Corp., subdivided the land without County review or approval. The hardship, if any, is self-imposed.

- (ii) ***The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

There would not be a negative impact to the other properties in the area. The lot would be able to achieve the same setbacks and quality of the other homes on the block.

STAFF ANALYSIS

This test is not met. The proposed dwelling would sit awkwardly among the rear yards of the adjoining lots and would not fit into the development pattern along the street. The design of the proposed dwelling is not consistent with the existing dwellings, which are split-level homes with substantial portions faced with brick veneer. The neighbor most directly affected contacted staff to express opposition to the variance.

- (iii) ***The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The situation is not unique. The lot is still in excess of 9622 square feet. The single family home proposed will be in keeping with the other homes in the area.

STAFF ANALYSIS

The hardship, if any, was caused by the applicant when the property was subdivided without County review or approval. The subdivision ordinance today prohibits the creation of unbuildable lots. The adoption of that regulation was the appropriate solution to this

problem, and a variance is not an appropriate mechanism to allow a developer to circumvent the subdivision process.

(iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

A single-family dwelling is a principal permitted use in the R-3, One-Family Residence District. Approval of the variance would not result in a use variance or a change in zoning.

(v) The relief or remedy sought by the variance application is not available through a special exception or modification.

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case does not meet the legal requirements for a variance.

- The lot area, lot width, and public street frontage requirements are reasonable.
- The requirements were already in effect when the property was subdivided.
- The hardship is due to the actions of the applicant, who subdivided the property without County review or approval.
- The proposed dwelling would have a detrimental impact on the neighborhood.

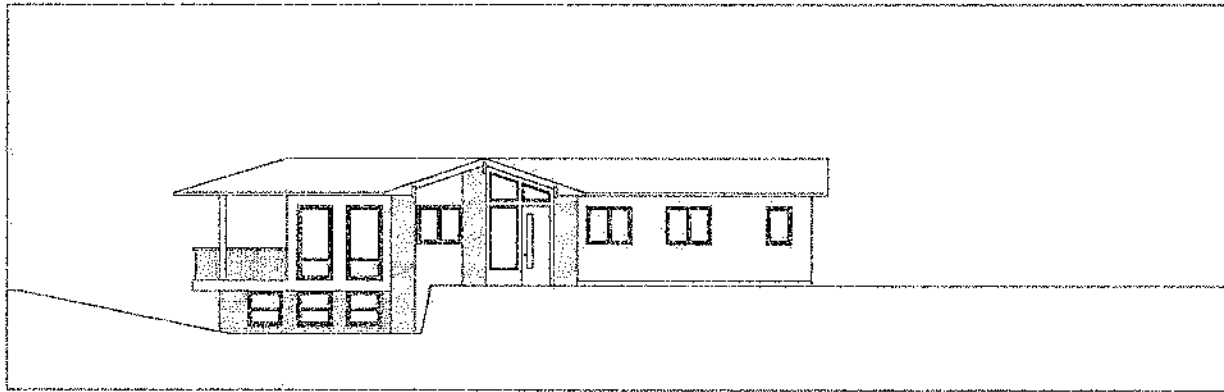
Staff recommends denial of the request.

RECOMMENDED CONDITIONS

Although staff recommends denial, if the Board approves the application, staff recommends the following conditions.

1. This variance applies only to the lot area, lot width, and public street frontage requirements for one dwelling only. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. The dwelling must be architecturally consistent with the nearby dwellings on Pennington Road. It must be split-level or split-foyer in layout and at least 50 percent of the front elevation must be brick veneer.
4. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.

5. Any dwelling on the property must be served by public water and sewer.
6. Prior to certificate of occupancy, the applicant must install curb and gutter and necessary storm drainage along Pennington Road satisfactory to the Department of Public Works.
7. The applicant must obtain a building permit for the proposed dwelling by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.

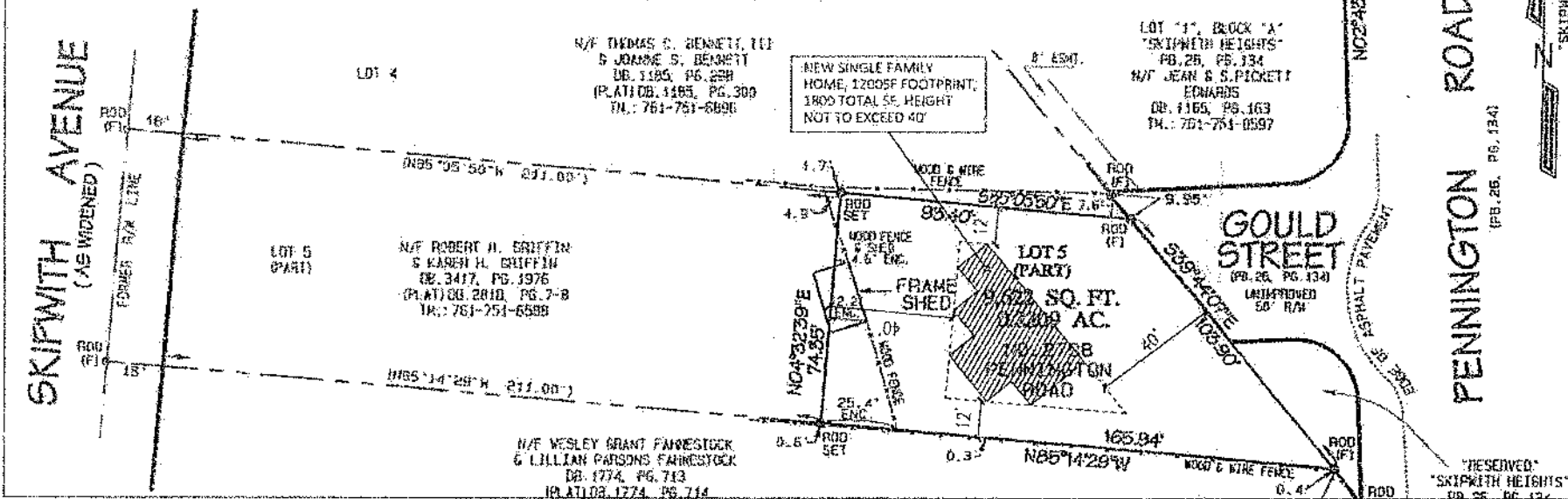


CONCEPT - FRONT ELEVATION - $\frac{1}{8}'' = 1'-0''$



LOCATION PLAN - NOT TO SCALE

THIS PLAT IS BASED ON MONUMENTS FOUND AND AGREES WITH DEEDS AND PLATS OF RECORD AS NEAR AS POSSIBLE.
 NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. FLOOD HAZARD AREA.
 NO WARRANTY IS HEREBY GIVEN OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF NEILANDS,
 RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, TOXIC WASTE, GARBAGE OR WASTE DISPOSAL
 AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS,
 OR UNDERGROUND UTILITIES.
 CURRENT OWNER(S): N/F STEALING DEVELOPMENT CORPORATION DB: 1070, PG. 188 TH: 761-751-7988
 (PLAT) O.B. 261-B PG. 8 LOT 5 (PART)



CONCEPT - SITE PLAN - $\frac{1}{16}'' = 1'-0''$

SEBASTIAN BUILDING
 L. QUINN WORKSHOP

Project Title
 Sheet
 Date

Professional Seal

NOT FOR CONSTRUCTION

CONCEPT

BILDER LANDING
 2398 PENNINGTON ROAD
 HENRICO COUNTY, VIRGINIA

CONCEPT

CONCEPT
 A-100



House site



Rear of lot

VAR-2025-101200

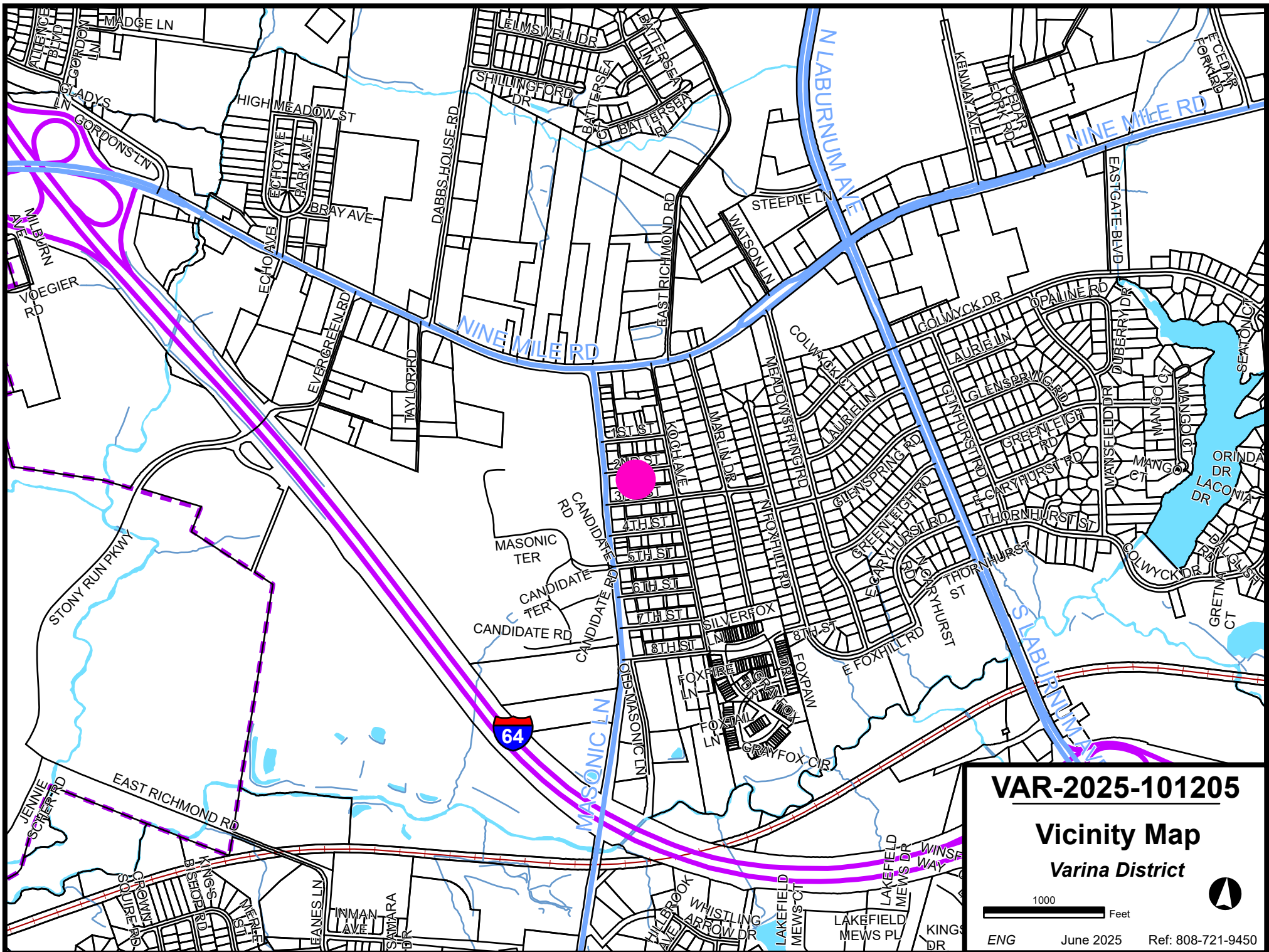


Right side neighbor



Left side neighbor

VAR-2025-101200



VAR-2025-101205

Vicinity Map

Varina District

1000 Feet

ENG

June 2025

Ref: 808-721-9450

4304

4306

4308

2ND ST

4305

Windsor Place

4307

4309

4313

R-4

Lot area requirement to
build a single-family dwelling

VAR-2025-101205

Site Map

Varina District

30 Feet

ENG

June 2025

Ref: 808-721-9450





2ND ST

VAR-2025-101205

2024 Aerial Photo

Varina District

30
Feet



ENG June 2025 Ref: 808-721-9450



VAR-2025-101205

Trek Properties, LLC

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Trek Properties, LLC

Applicant: Trek Properties, LLC

Representative: Nathan Home

Type of request: Lot area: 5,200 square feet where the Code requires 6,000 sq. feet

Intended use: Build a single-family dwelling

Property address: 4307 2nd Street

Parcel Number: 808-721-9450 and 809-721-0051

Property acreage: 5,200 square feet (0.12 acre)

Subdivision: Windsor Place

Magisterial District: Varina

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Paul Gidley

BACKGROUND

The subject property is located on the eastern side of Masonic Lane, across from the Masonic Home of Virginia. The property at 4307 2nd Street consists of Lot 12, Block C of the Windsor Place subdivision. Because this lot is only 25 feet wide, as part of this application, the applicant is proposing to consolidate Lot 12 with Lot 13 (the adjacent lot to the east), along with 2.5 feet of Lot 14. The combined lots would measure 52.5 feet in width, meeting both the 50-foot lot width and public street frontage requirements. The lots are 100 feet deep, resulting in a lot area of 5,200 square feet. This would not meet the minimum lot area requirement of 6,000 square feet. As a result, the applicant is requesting a variance to build a single-family dwelling.

The plan shows a Cape Cod-style dwelling with vertical siding and a porch extending across the front. The porch would have brick piers, but the rest of the foundation is shown as concrete block. The concept plan does not show the location of the dwelling but given the dimensions of 28 feet wide by 40 feet deep, it will have a 35-foot front yard setback, a 25-foot rear yard setback, and side yards of approximately 12 feet.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Requesting a lot width and sq.ft variance to build a SF home

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Works

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The zoning ordinance restricts the construction of a SF home because of the lot width and sq. ft. requirement.

STAFF ANALYSIS

This test is met. The subdivision was recorded in 1921 with lots 25 feet in width. Applicants typically acquired the desired number of lots and combined them into buildable lots. The applicant is proposing to acquire additional land from the home to the east, 4309 2nd Street, but the lot would still be 800 square feet less than the required lot area. The home to the west at 4305 2nd Street is close to the common lot line and has a detached garage even closer to the lot line, so the applicant cannot acquire any additional land on that side. Absent a variance, the property would lack any reasonable and beneficial use.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The lot doesn't have any physical conditions restricting the construction of a home.

STAFF ANALYSIS

This test is met. As noted, the subdivision was recorded in 1921, prior to the adoption of the County's first zoning ordinance in 1933. The subsequent adoption of minimum lot area and lot width requirements rendered these individual 25-foot-wide lots unbuildable unless combined with other lots. The applicant is proposing to acquire additional land but would still be shy of the required lot area by 800 square feet. As a result, there is a hardship due to a physical condition of the property (lot area) that predates the zoning ordinance.

- 3. The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

None

STAFF ANALYSIS

This test is not applicable.

Because the threshold test is met, the Board has the authority to grant the variance if the five following tests are also met.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

We are proposing to make the lot a little larger in size and closer to the current zoning requirements.

STAFF ANALYSIS

The Supreme Court of Virginia has determined that it is not a violation of good faith for a property owner to acquire property knowing that a variance is required for its development. The applicant did not cause the hardship, and they are proposing to acquire as much additional land as possible to enlarge the lot.

- (ii) The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Granting the variance would not have a negative effect on the adjacent parcels. We would be building a home very similar to the one we completed at 4306 2nd.

STAFF ANALYSIS

The property meets the lot width and public street frontage requirements, and the applicant proposes to meet the setback requirements. In addition, the proposed home would be compatible with the neighborhood. As a result, staff does not believe there would be any detrimental impact to adjacent or nearby property.

- (iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Several of the adjacent parcels have lot widths below 60' width.

STAFF ANALYSIS

The Board of Supervisors has adopted reduced lot area and lot width standards for old, nonconforming lots. While these reduced standards address many of the older lots in the county, they cannot address every situation. For lots that fall short of the reduced standards, the Board must decide whether the proposed dwelling is compatible with the neighborhood and whether it will have a negative impact on nearby property.

- (iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.**

A single-family dwelling is a principal permitted use in the R-4 zoning district. Approval of the variance would not result in a use variance or a change in zoning.

- (v) The relief or remedy sought by the variance application is not available through a special exception or modification.**

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case meets the legal requirements for a variance.

- The property is otherwise suitable for a dwelling but cannot be used for that purpose.
- The hardship is due to changes in the zoning ordinance after the property was defined.
- The applicant did not cause the hardship and proposes to add as much land as possible.
- Staff does not anticipate any detrimental impacts from the proposed dwelling.
- The conditions are specific to this lot, the use is allowed, and no other relief is available.

Staff recommends approval subject to the attached conditions.

RECOMMENDED CONDITIONS

1. This variance applies only to the lot area requirement for one dwelling only. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan prepared by Balzer and Associates dated 05-05-2025 and the building design prepared by River Mill Development dated 8-31-2023, filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. Before a building permit will be approved, the applicant must obtain approval of and record a minor subdivision adjusting the boundary between 4307 2nd Street (GPIN 808-721-9450) and 4309 2nd Street (GIPN 809-721-0051) as proposed on the plot plan prepared by Balzer and Associates dated 05-05-2025.
4. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.
5. Any dwelling on the property must be served by public water and sewer.
6. The applicant must obtain a building permit for the proposed dwelling by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.

THE CERTIFICATE OF SUBDIVISION, MADE THIS _____ DAY OF _____, 2025,
BY TREK PROPERTIES LLC, WHOSE ADDRESS IS 3420 PUMP ROAD #285, HENRICO, VA 23223.

THERE IS ATTACHED HERETO AND MADE A PART OF THIS CERTIFICATION OF SUBDIVISION A PARCEL LINE MODIFICATION PLAT MADE BY BALZER & ASSOCIATES, INC., DATED _____, 2025, AND TITLED "WINDSOR PLACE, BLOCK "C", LOTS 12-15 AND PART OF 16 - PARCEL LINE MODIFICATION" (THE PLAT), WHICH HAS BEEN APPROVED BY HENRICO COUNTY PLANNING DEPARTMENT.

THE SUBDIVISION OF LAND SHOWN ON THE PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THE SOURCE OF TITLE FOR THE LAND EMBRACED WITHIN THE LIMITS OF THE SUBDIVISION SHOWN ON THE PLAT IS ATTACHED HERETO AND HEREBY MADE PART OF THIS CERTIFICATE OF SUBDIVISION.

COMMONWEALTH OF VIRGINIA

CITY OR COUNTY OF _____ TO WIT}

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF _____, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

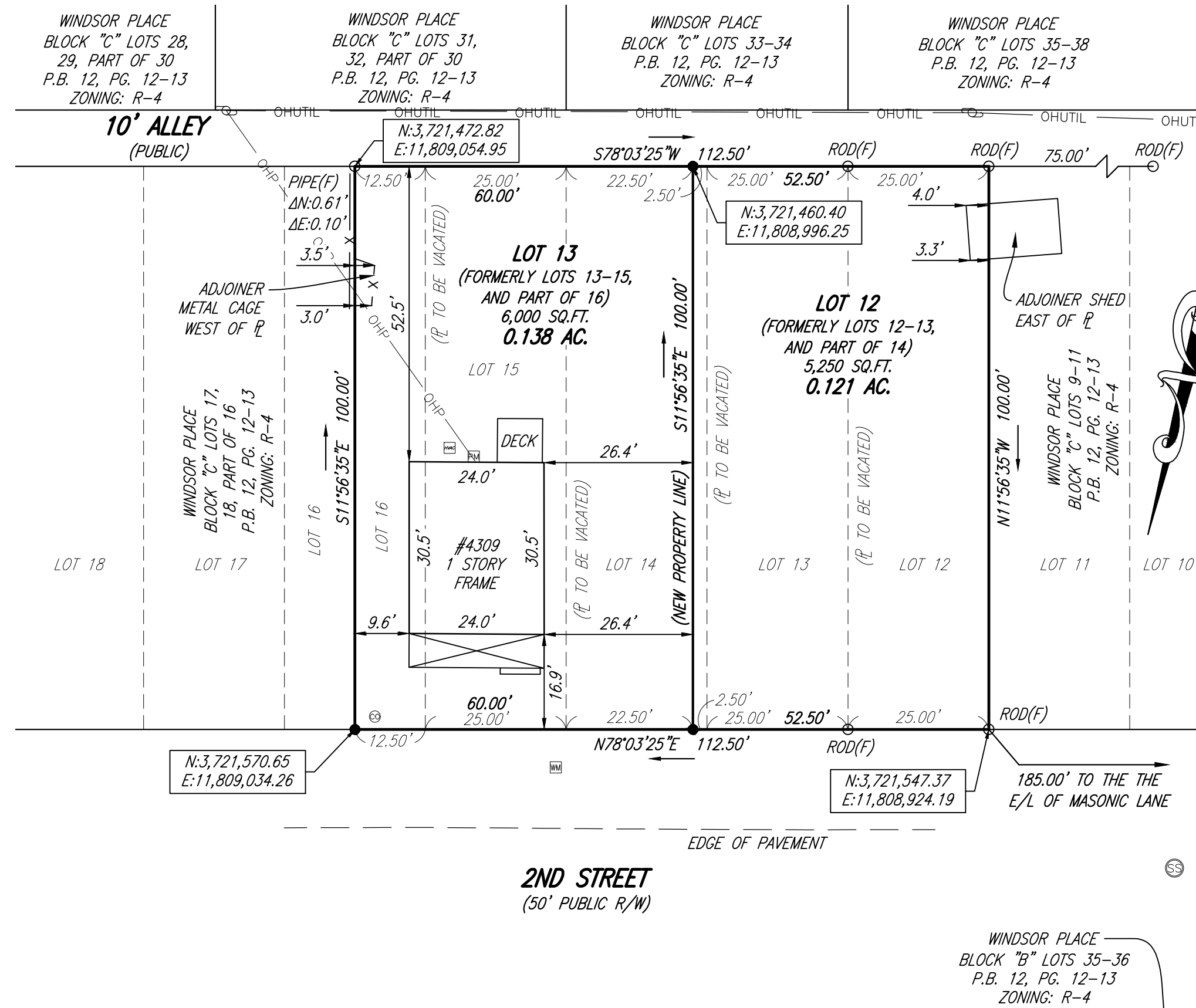
NOTARY PUBLIC
REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

(GPN: 808-721-9450)
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO TREK PROPERTIES LLC, A VIRGINIA LIMITED LIABILITY COMPANY FROM JOAN M. THROCKMORTON AND CHARLYNN G. THROCKMORTON, CYNTHIA ANN LEFEBVRE, AND KENNETH W. THROCKMORTON, HEIRS AT LAW OF SIDNEY C. THROCKMORTON BY DEED DATED APRIL 11, 2025 AND RECORDED APRIL 25, 2025 IN DEED BOOK 6657, PAGE 1254, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, HENRICO COUNTY, VIRGINIA (AS TO LOT 12).

(GPIN: 809-721-0051)

AND TO TREK PROPERTIES LLC, A VIRGINIA LIMITED LIABILITY COMPANY FROM DEWANDA SMITH CRUMM BY DEED DATED APRIL 16, 2025 AND RECORDED MAY 01, 2025 IN DEED BOOK 6659, PAGE 733, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, HENRICO COUNTY, VIRGINIA (AS TO LOTS 13-15, AND PART OF 16).

CHRISTOPHER M. FINLEY, L.S.
BALZER & ASSOCIATES, INC., A WESTWOOD COMPANY



WINDSOR PLACE
BLOCK "B" LOTS 27-30
P.B. 12, PG. 12-13
ZONING: R-4







WINDSOR PLACE
BLOCK "B" LOTS 31-32
P.B. 12, PG. 12-13
ZONING: R-4

WINDSOR PLACE
BLOCK "B" LOTS 33-34
P.B. 12, PG. 12-13
ZONING: R-4

VICINITY MAP
SCALE: 1" = 2000'

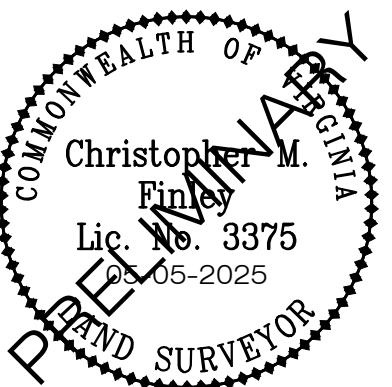
1. OWNER: TREK PROPERTIES LLC
4309 2ND STREET
HENRICO, VA 23223
GPIN: 809-721-0051 (LOTS 13-15, PART OF 16)
GPIN: 808-721-9450 (LOT 12)
2. DEVELOPER: TREK PROPERTIES, LLC
CONTACT: NATHAN JANOCKA
PHONE: (540)-478-3110
EMAIL: NATHAN.JANOCKA@GMAIL.COM
3. GPIN(S): 808-721-9450 & 809-721-0051
4. USE: SINGLE FAMILY DWELLING
5. ZONING: R-4
6. PER SEC. # 24-6402, TABLE #6402, THE MINIMUM LOT WIDTH = 50' AND
MINIMUM AREA = 6,000 SQ.FT.
7. TOTAL PARCELS: 2
8. TOTAL AREA: 0.258 ACRE
9. AREA IN LOTS: 0.258 ACRE
10. NO SPECIAL FLOOD HAZARD AREA EXISTS ON THIS LOT.
11. THIS LOT LIES WITHIN F.E.M.A. DEFINED FLOOD ZONE "X" PER N.F.H.L.
FIRM PANEL NUMBER: 51087C0142D, DATED APRIL 25, 2024.
12. WINDSOR PLACE, BLOCK "C" ORIGINALLY RECORDED IN P.B. 12, PG. 12-13.
13. COORDINATES SHOWN HEREON ARE NAD 83.

LINETYPE LEGEND

	CLEANOUT
	HVAC
	POWER METER
	SEWER MANHOLE
	UTILITY POLE
	WATER METER

_____ OHUTIL _____	OVERHEAD UTILITIES
_____ X _____ X _____	FENCE
_____ OHP _____	OVERHEAD POWER

● *ROD TO BE SET*

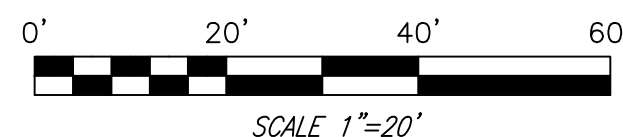


(PG.) PAGE
(D.B.) DEED BOOK
(P.B.) PLAT BOOK
(EXT'D.) EXTENDED
(R/W) RIGHT OF WAY
(CONC.) CONCRETE
(SQ.FT.) SQUARE FEET

THE VACATION, RELOCATION, RESUBDIVISION, OR OTHER ALTERATION OF BOUNDARY LINES SHOWN ON THE ATTACHED PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE SUBDIVISION AND ZONING ORDINANCES. ANY PROPOSED USES OF THE PROPERTY, PRIVATE WELLS, ONSITE SEWAGE DISPOSAL SYSTEMS, OR CONNECTIONS TO PUBLIC STREETS OR PUBLIC UTILITIES ARE SUBJECT TO SEPARATE REVIEW AND APPROVAL.

APPROVED BY THE
HENRICO COUNTY PLANNING DEPARTMENT

DATE _____ COUNTY PLANNER _____



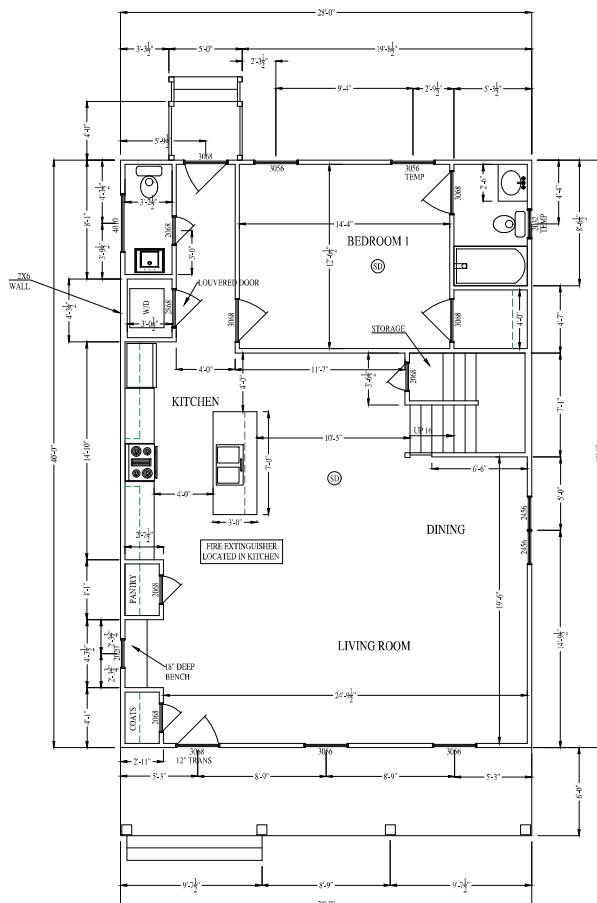
WINDSOR PLACE
BLOCK "C", LOTS 12-15, AND
PART OF LOT 16
PARCEL LINE MODIFICATION

FAIRFIELD DISTRICT
 HENRICO COUNTY, VIRGINIA
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / balzer.cc | westwoodsdc.com

DATE: 05-05-2025
SCALE: 1" = 30'
JOB: R0067720.00
DRAWN BY: FJE
CHECKED BY: CMF
SHEET 1 OF 1

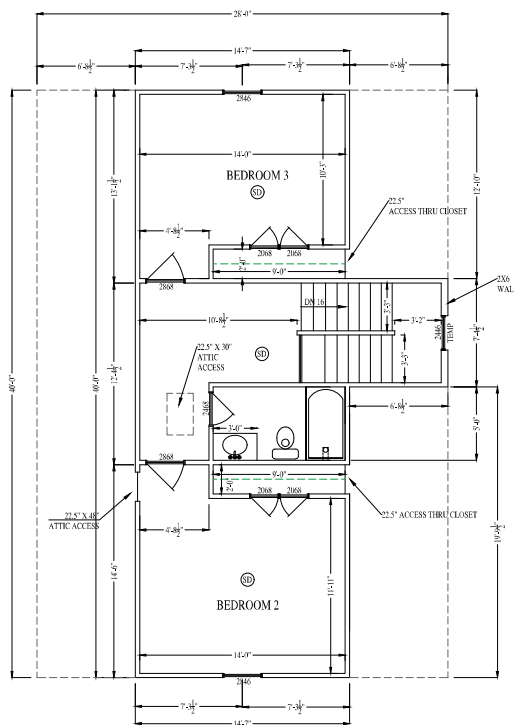


NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



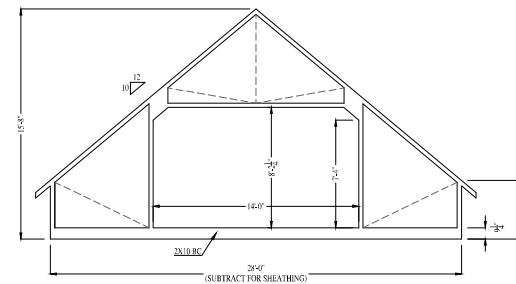
FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 1120 S.F.



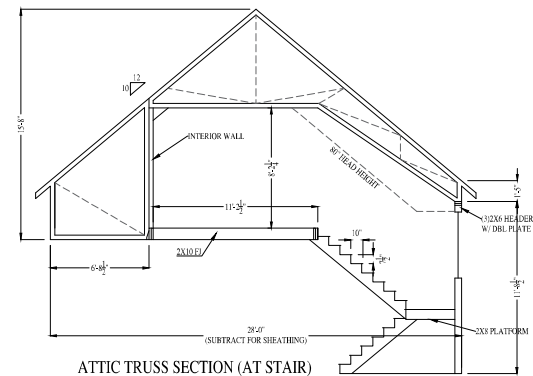
SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 548 S.F.



ATTIC TRUSS SECTION

SMOKE DETECTOR



ATTIC TRUSS SECTION (AT STAIR)

4307 2ND AVE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

[illegible]

SCALE:
1/4" = 1'-0"

DATE:
8-31-2023

SHEET:
A1.1



43C7 2ND AVE

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

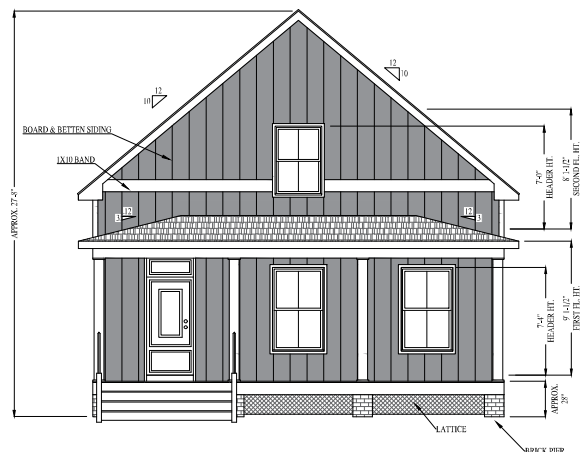
REVISION NOTES

DATE	START

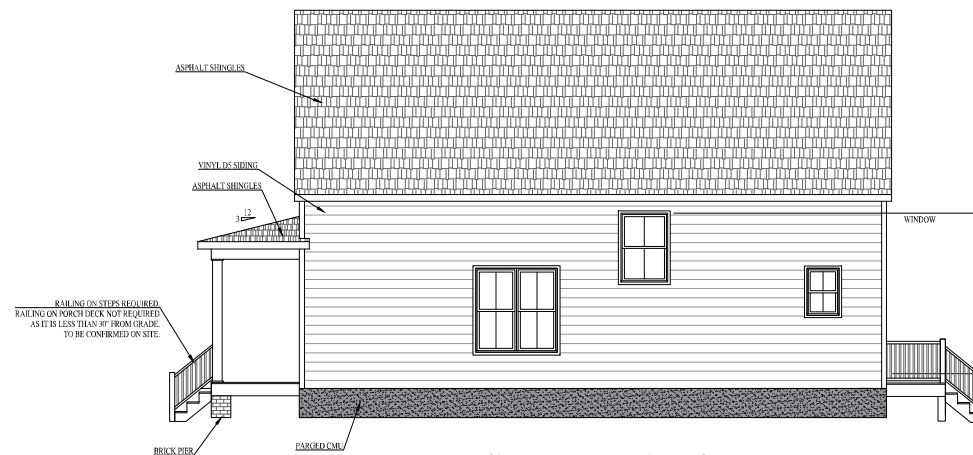
SCALE:
1/4" = 1'-0"

DATE:
8-31-2023

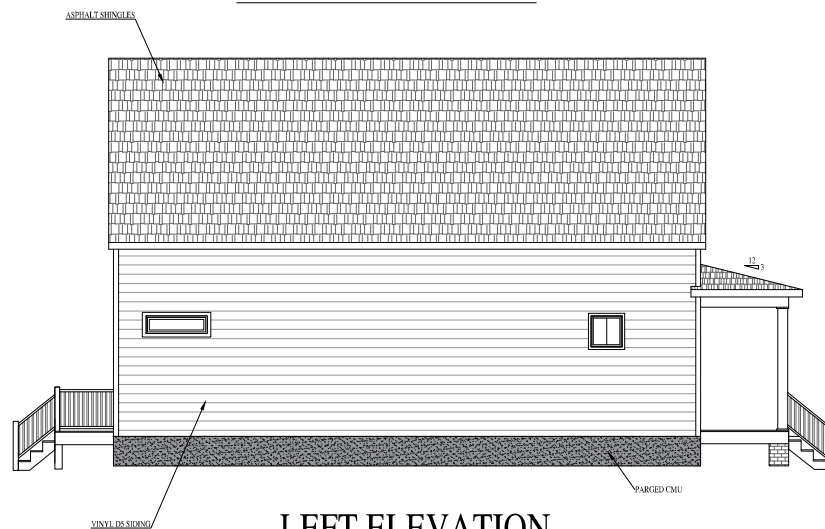
SHEET:
A2.1



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



House site



Left side neighbor

VAR-2025-101205

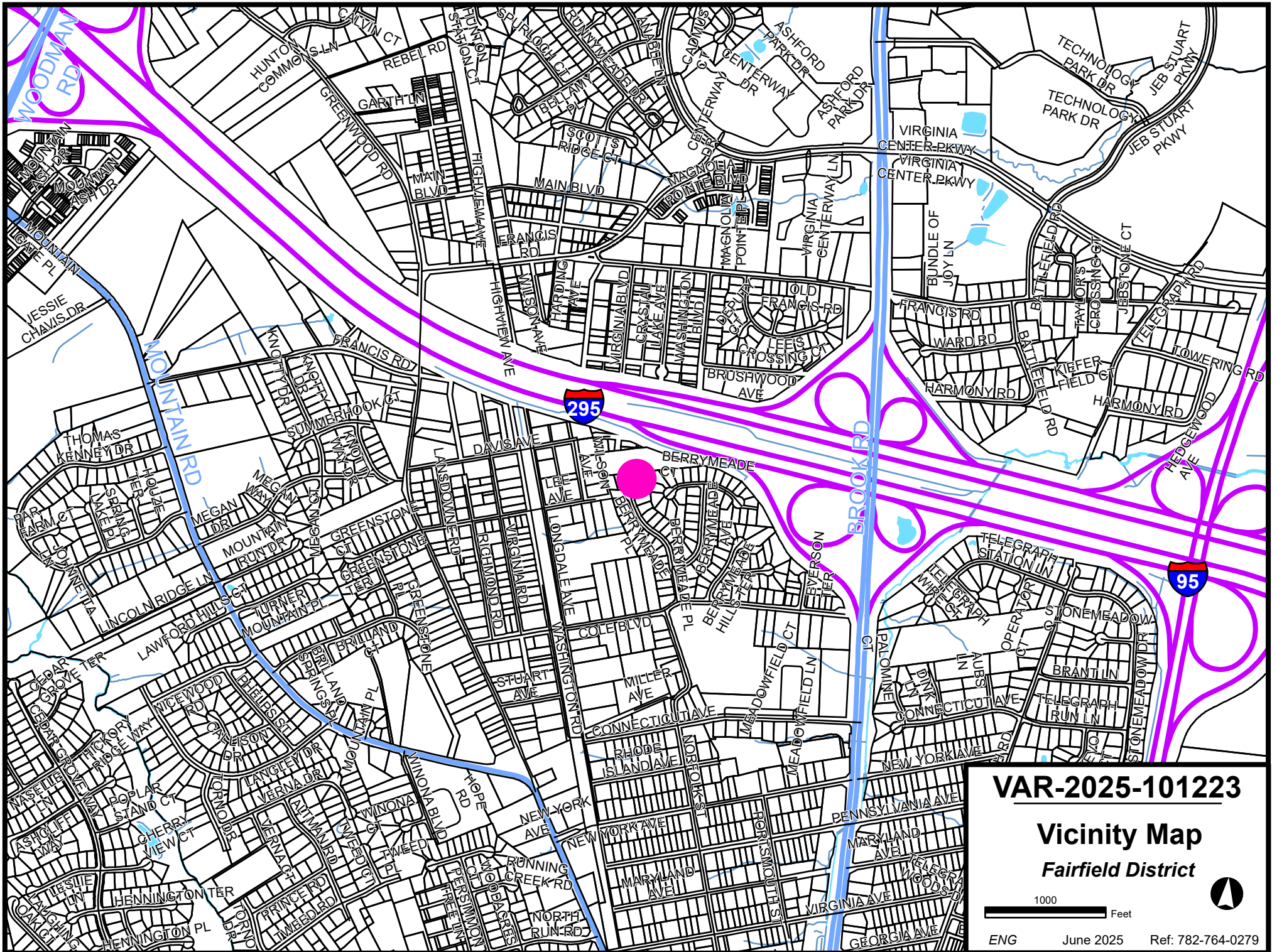


Right side neighbor



View down 2nd Street

VAR-2025-101205



VAR-2025-101223

Vicinity Map

Fairfield District

1000 Feet

ENG June 2025 Ref: 782-764-0279

Rear yard setback to build
a screened porch

R-4

Berrymeade

10168

10167

10163

10159

101

VAR-2025-101223

Site Map

Fairfield District

30 Feet

ENG

June 2025

Ref: 782-764-0279



VAR-2025-101223

2024 Aerial Photo

Fairfield District

30
Feet

ENG June 2025 Ref: 782-764-0279



VAR-2025-101223

Zachary R. Poprocky

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: Zachary R. Poprocky

Applicant: Zachary R. Poprocky

Representative: Zachary R. Poprocky

Type of request: Rear yard setback: 30 feet where the Code requires 35 feet

Intended use: Build a screened porch

Property address: 10163 Berrymeade Place

Parcel Number: 782-764-0279

Property acreage: 8,720 square feet (0.20 acre)

Subdivision: Berrymeade

Magisterial District: Fairfield

**2026 Comprehensive
Plan Recommendation:** Suburban Residential 2 (SR2)

Zoning of Property: R-4, One-Family Residence District

**Zoning of Surrounding
Property:** North: R-4, One-Family Residence District
West: R-4, One-Family Residence District
South: R-4, One-Family Residence District
East: R-4, One-Family Residence District

Staff Contact: Sara Rozmus

BACKGROUND

The subject property is located in the Berrymeade subdivision south of Interstate 295 and west of Brook Road. The Berrymeade subdivision consists of single-family homes zoned R-4, One-Family Residence District, on lots ranging from 8,000 to 28,000 square feet.

The lot is located on the cul-de-sac of Berrymeade Place and is improved with a 1,386-square-foot home with three bedrooms and a deck on the rear. The lot size is typical of the neighborhood and the setbacks are the same as the adjacent properties. The Zoning Ordinance requires a rear yard setback of 35 feet and allows a deck to extend up to 10 feet into the setback. The plat of the property shows the dwelling located 40 feet from the rear lot line with the deck extending to a setback of 30 feet.

The applicant is requesting to build a screened porch in place of the existing deck. Although the Zoning Ordinance allows a deck to extend into the setback, an enclosed structure with a roof is not permitted to extend into the required setback.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

New deck build with covered, screened in porch. Requesting rear yard setback to include an additional 5 feet, from 30 feet to the required 35 feet.

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. No comments were received from any of the agencies.

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

As is, the ordinance impedes the ability to construct a covered screened in porch due to the rear yard setback. Zoning ordinance requires 35 feet, but the project currently falls at 30 feet.

STAFF ANALYSIS

This test is not met. The 35-foot rear yard setback applies equally to every lot in the subdivision. The property is improved with a dwelling similar in size and value to the other dwellings in the neighborhood. The dwelling already has a deck in the rear yard. There is nothing unreasonable about the setback requirement as applied to this lot.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The position of the house in relation to the size and shape of the parcel of land only allows for 30 feet of clearance. The property line runs east to west in a diagonal line shortest on the western edge of the property and getting wider towards the eastern edge. The proposed deck and porch would be constructed in the place of the existing deck which sits on the western side of the rear property line, the shorter side.

The deck can not be constructed on any other portion of the home, as the builder of the home designed it so that there is a attached, small shed that houses the electrical breaker box and hot water tank, in the middle of the rear outside of the home.

The orientation of the rear of the property, sits adjacent to another property that is composed of primarily dense forest. This property can turn into a swamp after rain events, which in turn causes a great deal of mosquitos and other bugs to render the back yard unusable. Despite attempts to have the yard sprayed to prevent bugs and countless dollars spent to attempt to discourage their presence, the problem still exists. A screened in porch would effectively increase the use of the property and increase the value of the home.

STAFF ANALYSIS

This test is not met. The setbacks have not changed since the property was developed.

3. ***The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

N/A

STAFF ANALYSIS

Staff agrees this test is not applicable.

Because the threshold test is not met, the variance should not be approved.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) ***The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

These listed hardships were not created by the applicant, as the home and subdivision were planned and built in 1988. The applicant had no say in how the property was sectioned off or zoned.

STAFF ANALYSIS

This test is not met. If there is a hardship, it is self-imposed by the applicant's desire to build a screened porch larger than the Zoning Ordinance allows. A deck is permitted to encroach on the rear yard setback by 10 feet, but a screened porch is not.

- (ii) ***The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

It is our belief that this variance would not affect other properties in the area.

STAFF ANALYSIS

Staff agrees the proposed structure would be unlikely to have a significant detrimental impact on nearby property. The property directly adjacent to the rear of the subject parcel is also zoned R-4 and improved with a single-family home; however, the parcel is significantly larger than the nearby properties. The rear property is also heavily wooded, which provides a natural buffer between it and the subject property. The addition of a

screened in porch would not directly impact the rear neighbor due to the tree buffer. The structure would be over 20 feet away from the immediate west (left) side neighbor and over 50 feet from the east (right) side neighbor. It would not disrupt any natural light, sight lines, or clear ventilation of adjacent properties.

- (iii) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

It is believed that this is not unique to just this parcel in the Berrymeade development as every home parcel is shaped differently, especially in the cul-de-sac. Many unique parcel shapes exist. The persistent mosquito and bug issue is also not unique as numerous neighbors have indicated the intensity and consistent presence of these bugs from May-October.

STAFF ANALYSIS

This test is not met. There are dwellings all over the County that have decks extending into the rear yard setback. There is nothing about the size, shape, or topography of the lot that makes the rear yard setback unreasonable as applied to this property.

- (iv) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.***

A single-family dwelling is permitted in the R-4, One-Family Residence District. Approval of the variance would not result in a use variance or a change in zoning.

- (v) The relief or remedy sought by the variance application is not available through a special exception or modification.***

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case does not meet the legal requirements for a variance.

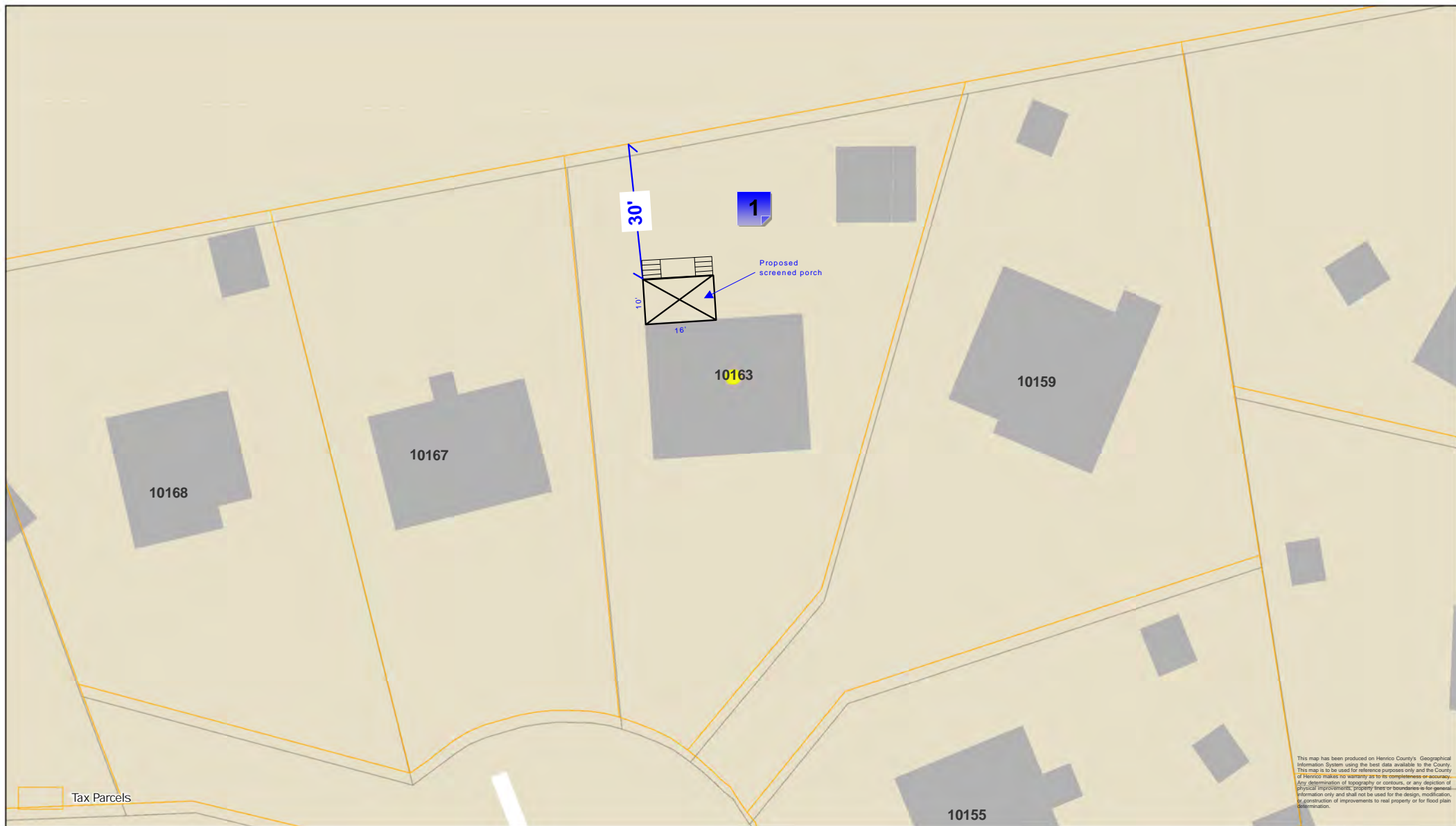
- The rear yard setback is reasonable as applied to this property.
- The 35-foot rear yard setback was in effect when the property was developed.
- The application does not mention a person with a disability.
- If there is a hardship, it is self-imposed.
- There are no conditions specific to the size, shape, topography, or other physical conditions of this lot that would justify a variance.

While the applicant's desire to build a screened porch is understandable, the legal requirements for a variance are not met. Therefore, staff recommends denial.

RECOMMENDED CONDITIONS

Although staff recommends denial, if the Board approves the application, staff recommends the following conditions.

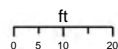
1. This variance applies only to the rear yard setback requirement for a screened porch. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan and building design filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. The applicant must obtain a building permit for the proposed screened porch by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.



This map has been produced on Henrico County's Geographical Information System using the best data available to the County. This map is to be used for reference purposes only and the County of Henrico makes no warranty as to its completeness or accuracy. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



10163 Berrymeade Pl



4/15/2025



Client	Steph Fowler
Address	10163 Berrymeade Pl.
City	Glen Allen
Sq. Ft.	Deck: 224 Roof: 160

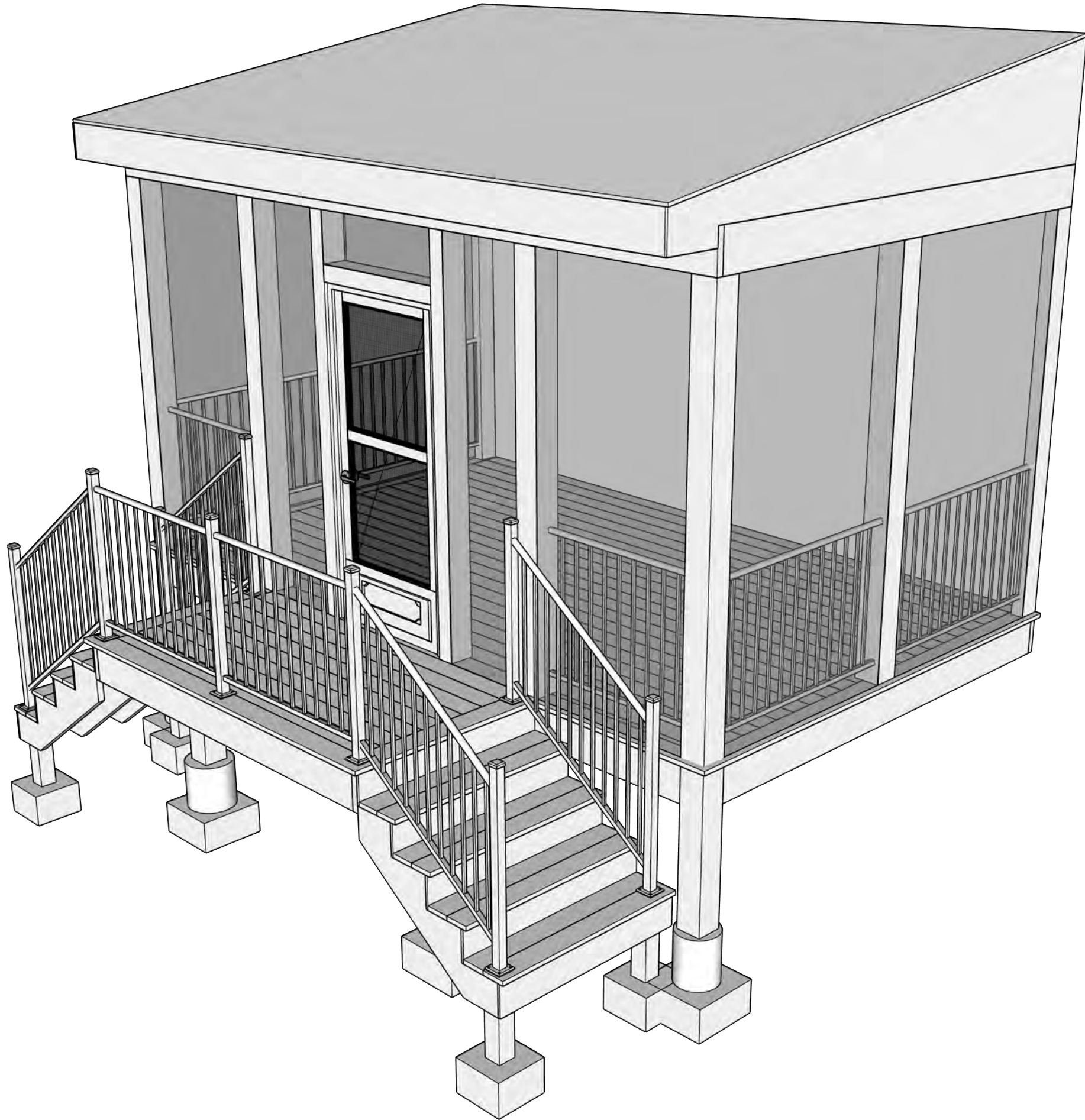
A.00	Specifications
A.01	Rendering
A.02	Deck Plan
A.03	Framing
A.04	Roof Plan
A.05	Truss Details
A.06	Footings
A.07	Section Cuts
A.08	Details



Steph Fowler	Drawn By: LOUIS DOUB
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RVA Deck Co	10163 Berrymeade Pl. Glen Allen, VA 23060
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Specifications



Steph Fowler

Drawn By: LOUIS DOUB

RVA Deck Co

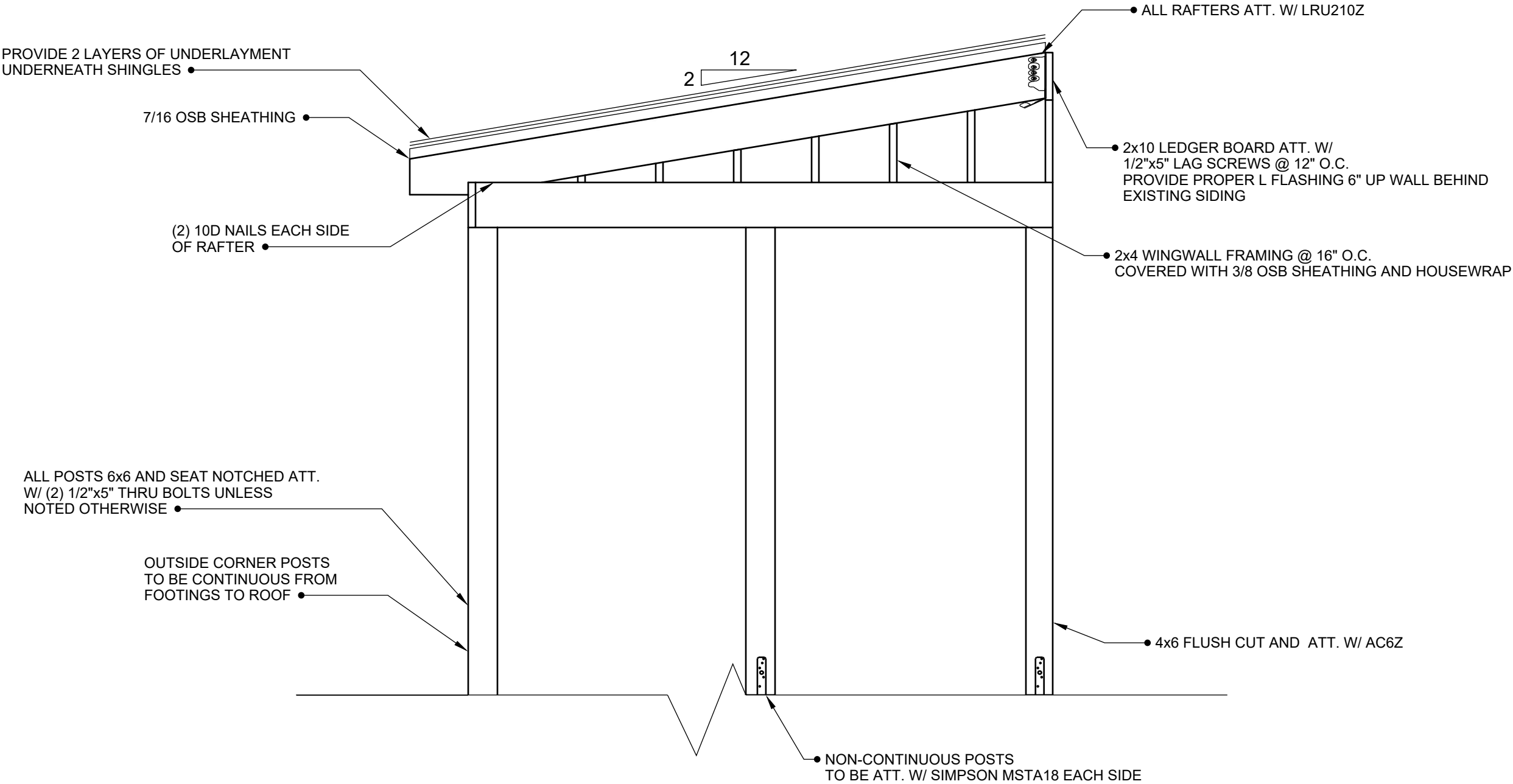
10163 Berrymeade Pl.
Glen Allen, VA 23060

Rendering

A.01

Notes: Scale 1/2" = 1'-0"

- 1. All weather exposed lumber to be preservative treated or naturally durable species
- 2. All connectors to preservative treated lumber shall have Simpson Z-Max coating and be installed using hot dipped galvanized fasteners
- 3. Builder to field verify all measurements
- 4. Deck framing to be preservative treated southern yellow pine #2 or better
- 5. Provide lateral connection per R507.2.4



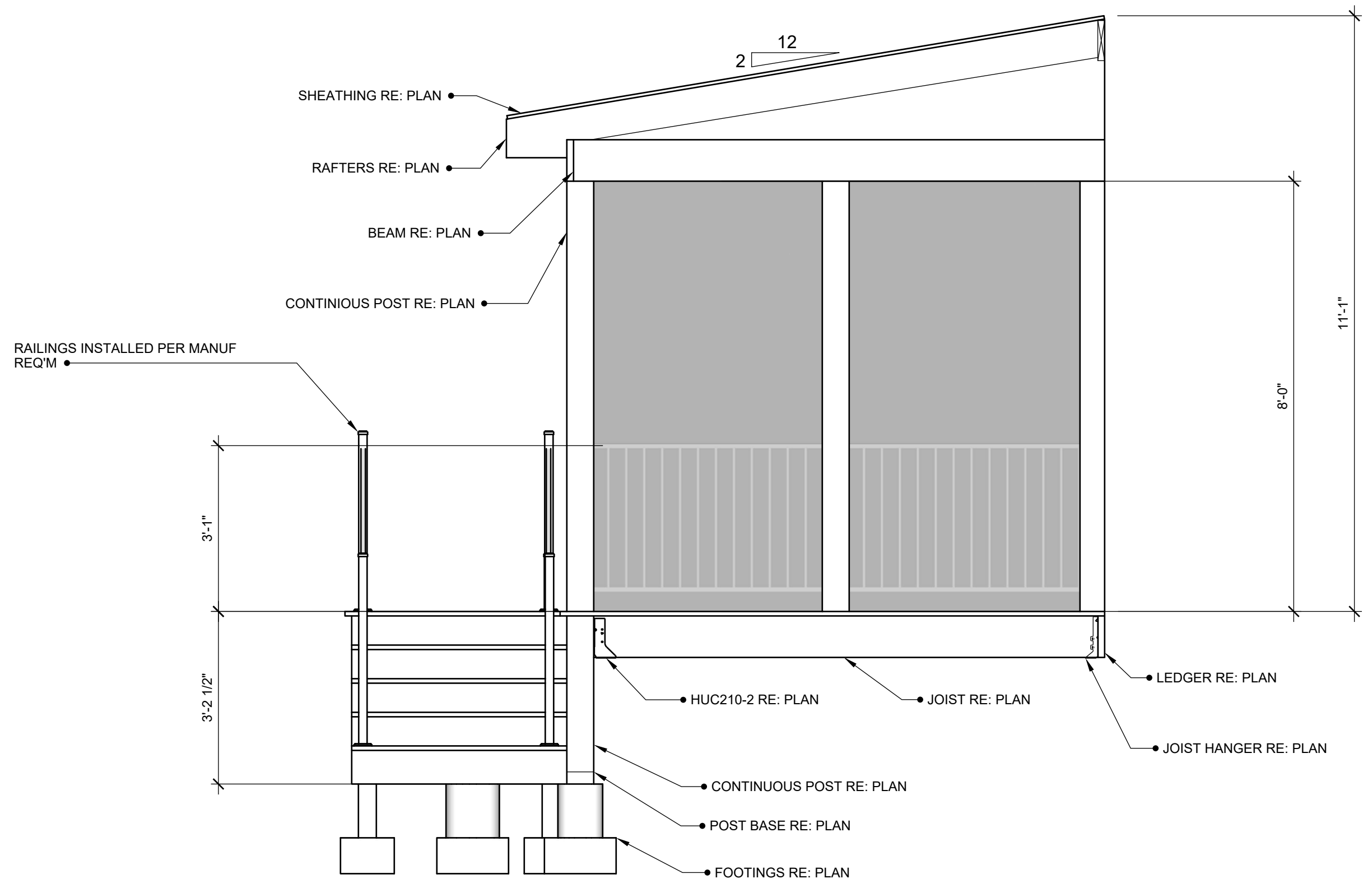
Steph Fowler

Drawn By: LOUIS DOUB

RVA Deck Co

10163 Berrymeade Pl.
Glen Allen, VA 23060

Truss Details



Steph Fowler

Drawn By: LOUIS DOUB

RVA Deck Co

10163 Berrymeade Pl.
Glen Allen, VA 23060

Section Cuts



Front of residence



Existing deck

VAR-2025-101223

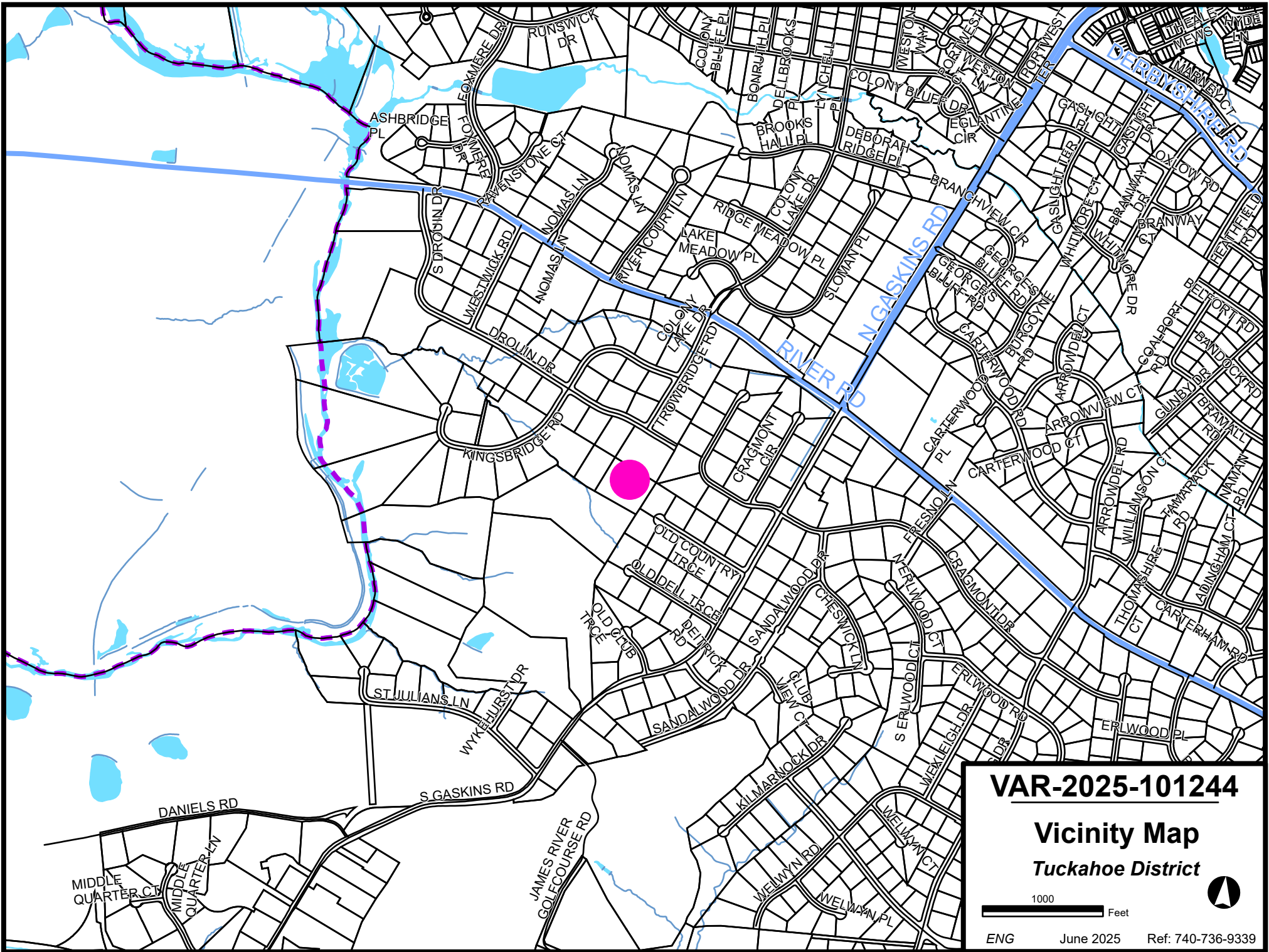


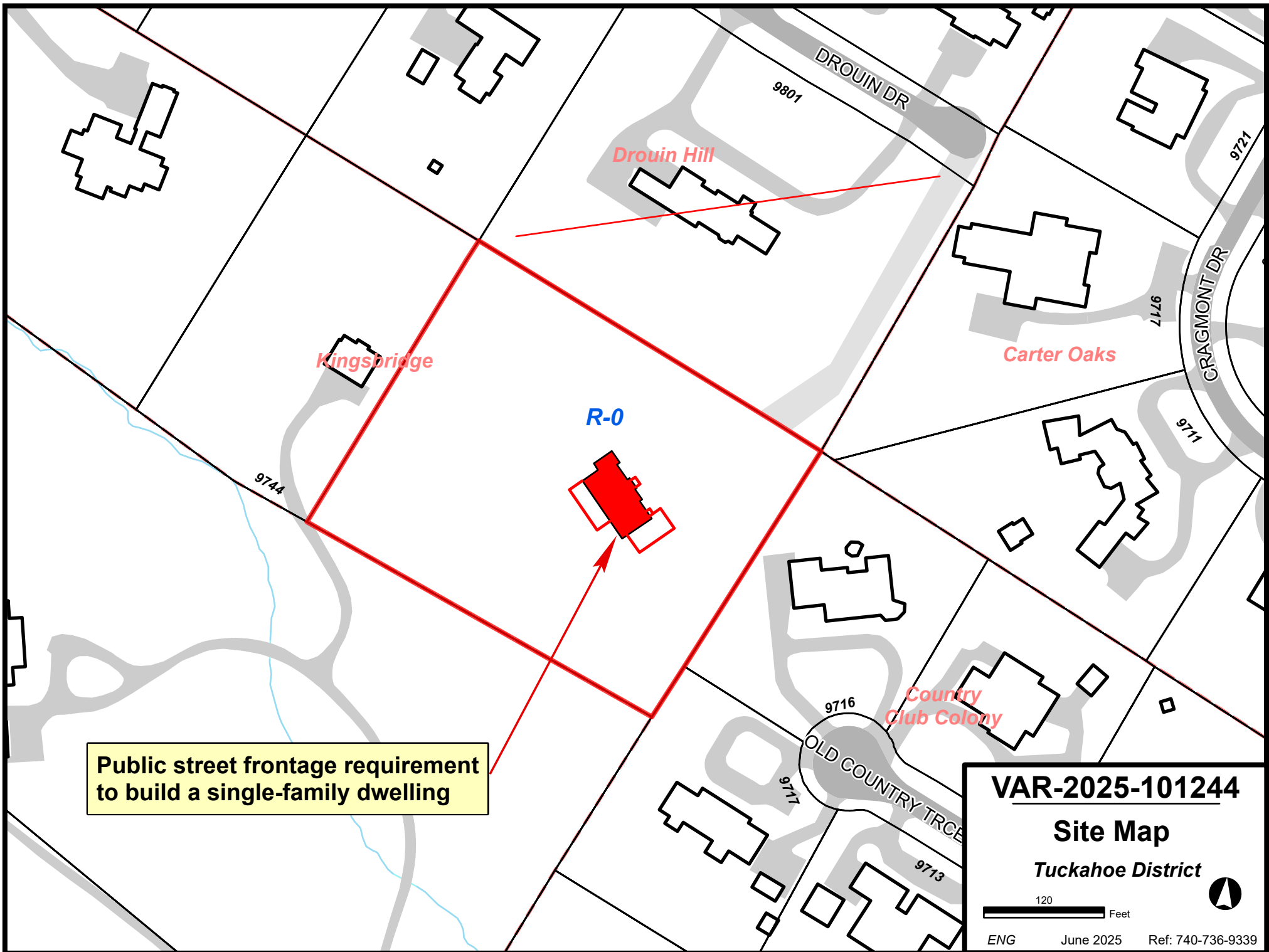
Left side neighbor



Rear of property

VAR-2025-101223






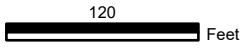
Public street frontage requirement
to build a single-family dwelling

VAR-2025-101244

Site Map

Tuckahoe District





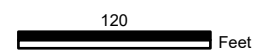
ENG June 2025 Ref: 740-736-9339



VAR-2025-101244

2024 Aerial Photo

Tuckahoe District



ENG June 2025 Ref: 740-736-9339



VAR-2025-101244

9801 Drouin Dr LLC

Staff Report for the Board of Zoning Appeals

This report has been prepared by the Planning Department staff to assist the Board of Zoning Appeals in considering this application. Additional information may be submitted at the public hearing, and the final decision to approve or deny the application is reserved by law to the Board.

Public hearings: June 26, 2025 Pending

Property Identification and Location:

Property owner: 9801 Drouin Dr LLC

Applicant: 9801 Drouin Dr LLC

Representative: Jared Anderson

Relationship: Attorney

Type of request: Public street frontage: 0 feet where the Code requires 50 feet

Intended use: Build a single-family dwelling

Property address: 9785 Drouin Drive

Parcel Number: 740-736-9339

Property acreage: 2.93 acres

Subdivision: Kingsbridge

Magisterial District: Tuckahoe

2026 Comprehensive Plan Recommendation: Suburban Residential 1 (SR1)

Zoning of Property: R-0, One-family Residence District

Zoning of Surrounding Property: North: R-0, One-family Residence District
West: R-0, One-family Residence District
South: R-0, One-family Residence District
East: R-0, One-family Residence District

Staff Contact: Paul Gidley

BACKGROUND

The applicant owns 9801 Drouin Drive located southwest of the intersection of Gaskins and River roads in the Kingsbridge subdivision. This property is known as Lot 4, Section 1 of Drouin Hills subdivision, which was recorded in 1960. They also own a landlocked property to the rear that contains 2.93 acres in the adjoining subdivision, Kingsbridge. The subject property is that 2.93-acre parcel, listed in the tax record as "Kingsbridge Block A Reserved #2."

The property is over 400 feet wide and 300 feet deep. It is wooded and contains some steep slopes. The concept plan shows a proposed single-family dwelling on the southeastern half of the lot with a new driveway in a private easement across 9801 Drouin Drive (the applicant's residence). The elevation drawings show a two-story dwelling with a basement, an attached garage with two 2-bay doors, and a steeply pitched hip roof.

The applicant has visited five of the six neighbors to discuss the proposal and received no negative feedback. They are still attempting to reach the sixth neighbor.

APPLICANT'S NARRATIVE

(The following text was entered by the applicant through the Build Henrico online permitting system)

To allow a home to be built for a family member without road frontage but with driveway access.

AGENCY COMMENTS

This application was included on the preliminary agenda provided to the following agencies: Building Construction and Inspections, Community Revitalization, County Attorney's Office, Fire Safety, Information Technology, Permit Center, Police, Public Schools, Public Utilities, Public Works, and Recreation and Parks. The following comments were received.

Department of Public Utilities

Public water is located in Drouin Drive. Public sewer that would serve this property is planned in the future in Drouin Drive. A private water and sewer easement should be provided across 9801 Drouin Drive to serve this property. An extension of approximately 270' of water main is required if the private utility easement is along the proposed driveway to this lot.

Department of Public Works

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.
- Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.

EVALUATION OF THE THRESHOLD REQUIREMENT (Code of Virginia, § 15.2-2309)

A variance should be granted only if the applicant proves one of the following.

- 1. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the Applicant's Property. Also, relief can only be sought through a variance and not by special exception or conditional use permit.

The Applicant is seeking a variance from Section 24-4306.E.1 of the Henrico County Zoning Ordinance, which requires that each lot used for a single-family detached dwelling must abut a public street, in this situation, for no less than 50 feet. The Applicant's property, Parcel # 740-736-9339 ("the Property"), does not have any public road frontage. The Property is part of the Kingsbridge Subdivision, which was recorded in 1963. On the Kingsbridge Plat, the Property was created as a separate lot and labeled "Liebert" and has also been referred to as "Lot 16" on other instruments of record. (See attached Kingsbridge Plat).

The Property, along with an adjoining property, "Lot 15" (GPIN: 744-764-0770) were created as lots of record in 1963 as part of Kingsbridge Subdivision and both the Property (Lot 16) and Lot 15 are unique in that they were created without any street frontage.

As there is no public access to the Property therefore the Applicant does not meet the street frontage requirement. As such, failure to grant a variance will render the Property, unusable for its intended purpose and proposed use as a single-family residence.

The intent of the Applicant is to utilize the Property in a manner consistent with the character of the neighborhood. The Applicant acquired the Property in good faith and the hardship was not created by the Applicant. Failure to grant relief and rendering the Property unbuildable would be unreasonable, especially since the Property is otherwise compliant with all other zoning provisions.

STAFF ANALYSIS

This test is met. When Kingsbridge subdivision was developed, including the subject property, the land to the east was undeveloped. It was reasonable to expect the future development of that land would extend public street access to the subject property. When Country Club Colony was developed in 1985, Old Country Trace ended in a cul-de-sac rather than a stub street to the subject property. That decision left the subject property with no prospect for public street frontage. The lot is otherwise suitable for a dwelling, and without a variance, there is no reasonable beneficial use for the property.

- 2. The variance would alleviate a hardship due to a physical condition relating to the property or improvements at the time of the effective date of the ordinance.**

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The hardship is related to the physical layout of the Property in relation to the existing public streets. It is not possible, as the parcels are laid out, for the Property to adhere to the County's requirement that it abuts a public street. This physical condition of the Property also presents an issue with access. In order for the Property to be utilized, an access easement will be granted across the adjoining parcel, also owned by the Applicant.

STAFF ANALYSIS

The public street frontage requirement was already in the Zoning Ordinance when Kingsbridge was subdivided, so this test is not met. As stated above, the owner at that time may have anticipated the development to the east would bring a public street to the property line, but it did not.

- 3. The variance would alleviate a hardship by granting a reasonable modification for a person with a disability.**

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

No

STAFF ANALYSIS

This test is not applicable.

Because the first part of the threshold test is met, the Board has the authority to grant a variance if the following five tests are also met.

EVALUATION OF ADDITIONAL STATUTORY REQUIREMENTS

If the Board concludes from the evidence that the applicant has proved one of the three threshold requirements listed above, the applicant must also prove all of the following.

- (i) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The hardship was not created by the Applicant. The hardship was created several decades ago in 1963 when the subdivision was created and there was no street frontage provided for the Property. The Applicant did not own the Property in 1963 when the Property was subdivided and created as a lot of record, therefore the hardship was not created by the Applicant.

STAFF ANALYSIS

The hardship was created either when Kingsbridge was developed in 1963 (leaving the subject lot with no frontage) or when Country Club Colony was developed in 1985 (cutting off the property from the cul-de-sac). The current property owner had no control over those actions and did not create the hardship.

- (ii) The granting of the variance will not be of substantial detriment to adjacent and nearby property.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

The variance request only pertains to the street frontage requirement. The Applicant is not seeking a variance to any other County zoning requirement and will adhere to all other applicable provisions that protect the health, safety, and welfare of adjoining property owners, including having almost three (3) times the required minimum lot size.

The Applicant desires to utilize the Property in a manner consistent with surrounding properties. The only impact to another property is to 9801 Drouin Drive (Parcel # 741-736-0768), which is also owned by the Applicant, and has public road access on Drouin Drive. The Concept Plan calls for a 30' access easement to cross the adjoining property to allow for public street access. The adjoining property is in an entirely different subdivision (Drouin Hills). While the two parcels (the Property and the adjoining parcel at 9801 Drouin Drive) have been under common ownership for many years, and have been bought and sold together in the past, they are both separate and distinct lots of record.

The variance request is not contrary to the intent of the zoning ordinance as it does not require a change in zoning or permit a use not otherwise permitted. Approval of the variance will not permit the Applicant to deviate from any other zoning provision that might negatively impact neighbors. Granting the variance will simply allow the Applicant to utilize the Property for a single-family residential dwelling, which aligns with the purpose of the zoning ordinance, particularly the R-0 district. The proposed utilization of the Property for single-family residential housing is consistent with how the neighboring properties are being utilized.

STAFF ANALYSIS

Given the size and shape of the parcel, staff does not anticipate any detrimental impacts. The private driveway will cross the property to the north in an easement, which will be provided by the applicant (who also owns that adjoining parcel). There may be some drainage impact to the west, but the proposed dwelling will be located almost 200 feet from the neighbor in that direction (9744 Old Dell Trace) and over 500 feet from the neighbor to the southwest (9740 Old Dell Trace). The proposed dwelling will be consistent with its surroundings and will not be visible from any public street. The elevations show a dwelling that would make a positive contribution to the neighborhood. The applicant has spoken to five of the neighbors, none of whom expressed opposition.

- (iii) ***The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.***

APPLICANT'S RESPONSE

(The following text was entered by the applicant through the Build Henrico online permitting system)

Not having any street frontage is unique to the Property and is uncommon in this area. The one instance where there was a similar situation pertained to Parcel 744-764-0770 ("Lot 15"), which adjoins the Property. Both lots were created without any road frontage in 1963 as part of the Kingsbridge Subdivision. In 2006, a variance was granted for Lot 15 from the street frontage requirement. This leaves the Property as a singular lot in the area that is a recorded lot of record that is required to have street frontage for development of the lot. Furthermore, amending the zoning ordinance would not be a more appropriate action than granting this variance since there are very few properties that lack frontage to a public street. This also means that it is unlikely to be a reoccurring variance request in this area.

STAFF ANALYSIS

Although there are many lots in the County that lack public street frontage, the history of this parcel is unique. If the development of Kingsbridge, Drouin Hill, or Country Club Colony had been designed differently, the property could have been provided with public street frontage. Unfortunately each developer left the issue for the future, and the Board of Zoning Appeals now has the responsibility of resolving the issue.

- (iv) ***The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.***

A single-family dwelling is a principal permitted use in the R-0, One-Family Residence District. Approval of the variance would not result in a use variance or a change in zoning.

- (v) ***The relief or remedy sought by the variance application is not available through a special exception or modification.***

A special exception or modification is not available for the applicant's request.

CONCLUSION

This case meets the legal requirements for a variance.

- The property is otherwise suitable for a dwelling but cannot be used for that purpose.
- The hardship is due to the unique history of the subdivisions in the area.
- The applicant did not cause the hardship.
- Staff does not anticipate any detrimental impacts from the proposed dwelling.
- The conditions are specific to this lot, the use is allowed, and no other relief is available.

Staff recommends approval subject to the attached conditions.

RECOMMENDED CONDITIONS

1. This variance applies only to the public street frontage requirement for one dwelling only. All other applicable regulations of the County Code remain in force.
2. This variance applies only to the improvements shown on the plot plan prepared by Parker Consulting LLC dated 5/15/2025 and the elevations drawings titled "Kelley Residence" prepared by Starwood Design-Build and dated June 6, 2025, filed with the application. Any substantial changes or additions to the design or location of the improvements will require a new variance. Any additional improvements must comply with the applicable regulations of the County Code.
3. Before beginning any clearing, grading, or other land disturbing activity, the applicant must obtain approval from the Department of Public Works. The applicant may be required to analyze and provide solutions to minimize drainage impacts on downstream properties. Corps of Engineers and DEQ permits may be required.
4. Any dwelling on the property must be served by public water. A private utility easement must be provided across 9801 Drouin Drive to serve this property. An extension of approximately 270 feet of water main is required if the private utility easement is along the proposed driveway to this lot.
5. At the time of building permit application, the applicant must provide evidence of Health Department approval of an onsite sewage disposal system applying current VDH standards, including identification of primary and 100% reserve drainfield areas.
6. At the time of building permit application, the applicant must present evidence that legal access to the property has been obtained. Prior to certificate of occupancy, the driveway must be improved with a durable asphalt or compacted gravel surface sufficient to provide access for police, fire, emergency medical services, and other vehicles. The surface must be at least 10 feet wide with 12 feet of horizontal clearance and 14 feet of overhead clearance. The owners of the property, and their heirs or assigns, must maintain access to the property.
7. The applicant must obtain a building permit for the proposed dwelling by June 26, 2027, or this variance will expire. After that date, if the building permit is cancelled or revoked due to failure to diligently pursue construction, this variance will expire at that time.

May 22, 2025

VIA Email: bla26@henrico.gov

Mr. Ben Blankinship, AICP
Henrico County Zoning Administrator
4301 East Parham Road
Henrico, Virginia 23228

Jared B. Anderson, AICP
Richmond Office
(804) 658-2201 (direct)
janderson@rothjackson.com

RE: 9801 Drouin Drive-Variance Request

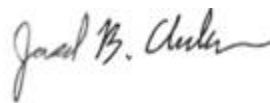
Dear Mr. Blankinship:

The Applicant is seeking a variance from Section 24-4306.E.1 of the Henrico County Zoning Ordinance, which requires that each lot used for a single-family detached dwelling must abut a public street. The Applicant's property, Parcel # 740-736-9339 ("the Property"), does not have any public street frontage. The Property is part of the Kingsbridge Subdivision, which was recorded in 1963. On the Kingsbridge Plat, the Property was created as a separate lot and labeled "Liebert" and has also been referred to as "Lot 16" on other instruments of record. (See attached Kingsbridge Plat).

The Property, along with an adjoining property, "Lot 15" (GPIN:740-736-6551) were created as lots of record in 1963 as part of Kingsbridge Subdivision and both the Property (Lot 16) and Lot 15 are unique in that they were created without any street frontage.

In 2006, a variance from the public street frontage requirement was granted for "Lot 15" (Case: A-35-2006). The Applicant for the current request is seeking a similar variance, so the Property can be used for a single family residence. Without a variance, an otherwise fully compliant lot will be rendered unusable for its intended purpose as a residential lot.

Sincerely,



Jared B. Anderson

{01722056;v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525



June 17, 2025

VIA Email: bla26@henrico.gov

Jared B. Anderson, AICP
Richmond Office
(804) 658-2201 (direct)
janderson@rothjackson.com

Mr. Ben Blankinship, AICP
Henrico County Planning Department
P.O. Box 90775
Henrico, Virginia 23273

RE: Variance Request- 9801 Drouin Drive, LLC (GPIN: 740-736-9339)

Dear Mr. Blankinship:

The Applicant's family attempted to meet with the adjacent neighbors in-person to explain the reason for the variance request and to answer any questions. They visited the following addresses and received no negative feedback from property owners, although a few of the neighbors were unavailable:

- 9717 Cragmont Drive
- 9711 Cragmont Drive
- 9716 Old Country Trace
- 9717 Old Country Trace
- 9740 Old Dell Trace
- And will be visiting 9803 Drouin Drive this week.

Additionally, since the variance request was originally submitted to the County, we have been able to complete the 2D elevations of the single-family residence that is being proposed on lot #740-736-9339. I would kindly request that this letter, along with the attached elevations, be submitted to the members of the Board of Zoning Appeals for consideration of the Applicant's variance request.

Please let me know if you have any questions or concerns.

Sincerely,

Jared B. Anderson

Enclosure





RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525



 CADVANTAGE LLC 1401 GRAND DRIVE N. WILSON, VA 23059 TEL: 804.655.5641 / 804.655.5642 WWW.CADVANTAGE.COM		 STARWOOD DESIGN • BUILD 1401 GRAND DRIVE N. WILSON, VA 23059 TEL: 804.655.5641 / 804.655.5642 WWW.CADVANTAGE.COM	
DRAWN BY: CHRIS PROOST		SHEET No.: A-1	
DATE: Friday, June 6, 2025		DWG NAME: Elevations 1	
FILE NAME: E:\Cadvantage\2025\9801-E DROUIN - KELLEY		9801-E DROUIN	



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
GRADE IS SHOWN AS APPROXIMATE.
CONTRACTOR TO VERIFY ACTUAL GRADE CHANGE.

TOP PLATE
9'-1 1/2"
TOP OF SUBFLOOR
TOP PLATE
10'-1 1/2"
TOP OF SUBFLOOR
11'-0 1/4"
TOP OF SLAB

Proposed Elevations- Parcel #740-736-9339
FOR ILLUSTRATIVE PURPOSES ONLY

Below are 3D images of the proposed single-family structure. These images are for illustrative purposes only. The intent is for the property to be developed in a manner consistent with the surrounding neighborhood.

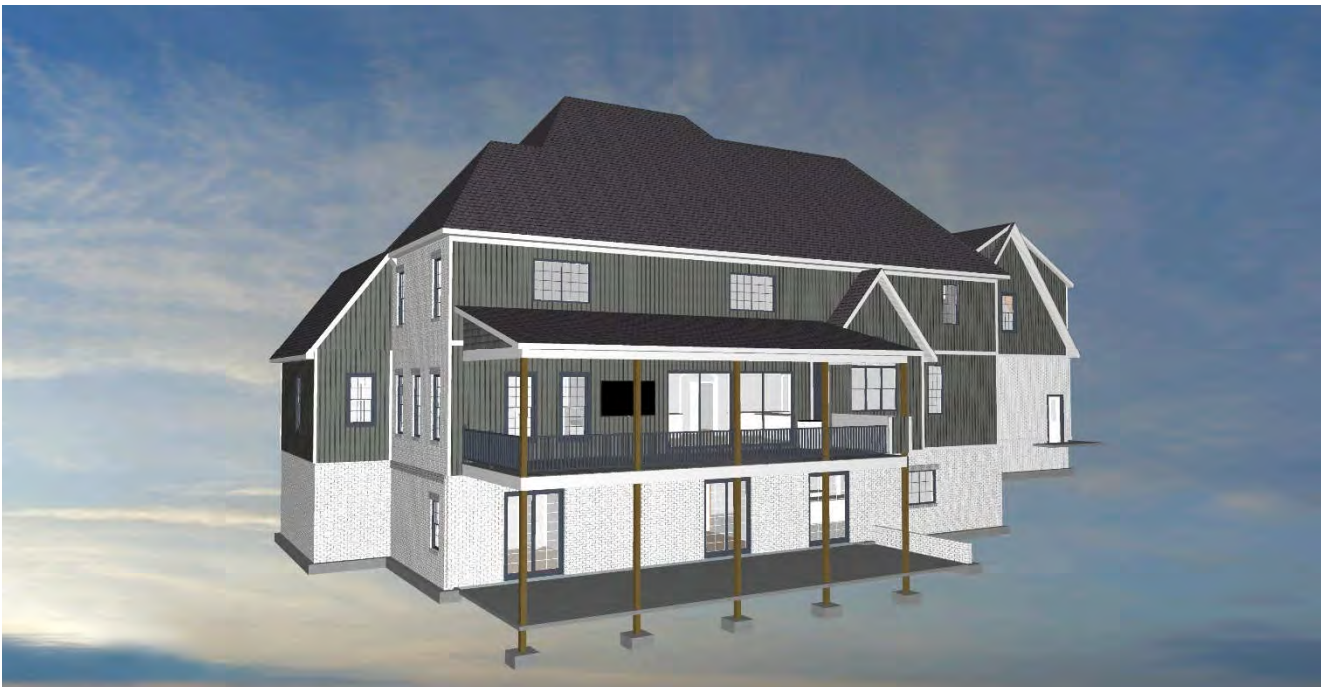
Northeast View



Northeast View



Southwest View





House in front



View to end of street

VAR-2025-101244



View to property

VAR-2025-101244