

# ***Henrico County Board of Zoning Appeals***

***Thursday, January 24, 2002***

**A -007-02**                      Fairfield

**denied**

WILLIE LEE JONES, JR. requests a variance from Sections 24-95(i)(2)b. and (2)a. to build a storage building at 2707 Hungary Road (Parcel 771-758-6778), zoned R-3, One-family Residence District (Fairfield). The accessory structure height requirement and accessory structure lot coverage requirement are not met. The applicant plans to build a storage building 4,992 square feet in area and 17.67 feet tall, where the Code permits accessory structures of 960 square feet and 15 feet tall. The applicant requests a variance of 4,032 square feet accessory structure size and 2.67 feet accessory structure height.

**A -008-02**                      Fairfield

**approved**

LILLAH D. AND WILLIAM J. HEISEY request a variance from Section 24-94 to build a screened porch on the existing deck at 2748 Rudwick Road (Mountain Woods) (Parcel 774-767-7692), zoned R-2AC, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicants have 35.6 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicants request a variance of 9.4 feet rear yard setback.

**A -010-02**                      Three Chopt

**approved**

LOUIS AVELLI requests a variance from Section 24-41(d) to build a townhouse at 6709 Ridgedale Court (Courtland at Wyndham) (Parcel 740-777-8107), zoned RTHC, Residential Townhouse District (Conditional) (Three Chopt). The least side yard setback is not met. The applicant has 9.5 feet minimum side yard setback, where the Code requires 10 feet minimum side yard setback. The applicant requests a variance of .5 feet minimum side yard setback.

**A -009-02**                      Three Chopt

**approved**

ALLAN S. WAX requests a variance from Section 24-94 to build a screened porch over the existing deck at 10301 Shady Mill Court (Millstone) (Parcel 737-778-2664), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 33 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 7 feet rear yard setback.

**A -002-02**                      Three Chopt

**approved**

ROBERT L. AND NICOLE BRASWELL request a variance from Section 24-94 to build a one-family dwelling at 12574 Kain Road (Parcel 734-771-8609), zoned A-1, Agricultural District (Three Chopt). The lot width requirement is not met. The

applicants have 52.02 feet lot width, where the Code requires 150 feet lot width. The applicants request a variance of 97.98 feet lot width.

**A -003-02** Three Chopt **approved**  
DAVID AND ELIZABETH ECKHART request a variance from Section 24-94 to build an addition at 2801 Burnlake Court (Woodmark at Wellesley) (Parcel 737-758-0983), zoned R-3A, One-family Residence District (Three Chopt). The least side yard setback and total side yard setback are not met. The applicants have 5 feet minimum side yard setback and 22.37 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 25 feet total side yard setback. The applicants request a variance of 5 feet minimum side yard setback and 2.63 feet total side yard setback.

**A -005-02** Tuckahoe **approved**  
BILLY R. HERRIN requests a variance from Section 24-94 to build a screened porch at 2325 Summerwood Drive (Steveston) (Parcel 740-753-3711), zoned R-4C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 31 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

**A -006-02** Brookland **approved**  
TAN-A GROCERY INC. requests a variance from Sections 24-96(b)(13) and 24-94 to install a walk-in freezer at 6221 West Broad Street (Parcel 769-741-5273), zoned B-2C, Business District (Conditional) (Brookland). The required number of parking spaces and rear yard setback are not met. The applicant has 35 feet rear yard setback and 57 parking spaces, where the Code requires 40 feet rear yard setback and 62 parking spaces. The applicant requests a variance of 5 feet rear yard setback and 5 parking spaces.

**A -001-02** Fairfield **approved**  
DILLARD LANGSTON TUPPONCE, JR. requests a variance from Section 24-95(q)5 to build a one-family dwelling at 8114 Cavendish Lane (Chamberlayne Hills) (Parcel 792-754-0474), zoned R-2, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 25.75 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 19.25 feet rear yard setback.

**A -004-02** Varina **approved**  
CHARLES AND CHARLENE JEFFERS request a variance from Section 24-94 to build a sunroom on the existing deck at 6411 Canesville Lane (Midview Woods) (Parcel 808-704-4020), zoned R-3, One-family Residence District (Varina). The rear yard setback is not met. The applicants have 34.5 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 5.5 feet rear yard setback.

**UP-002-02**

Varina

**approved**

W. C. ENGLISH, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 6919 Monahan Road (Parcel 822-699-9433), zoned A-1, Agricultural District (Varina).

**UP-001-02**

Varina

**approved**

W. C. ENGLISH, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 3541 Britton Road (Parcels 827-697-3933 and 826-697-0978), zoned A-1, Agricultural District (Varina).

**A -147-01**

Brookland

**approved**

WILLIAM DEBENDER requests a variance from Sections 24-95(i)(2)b. and (i) to build a detached garage at 11416 Wood Brook Court (Rock Springs Estates) (Parcel 13-2-G-14), zoned A-1, Agricultural District (Brookland). The accessory structure height requirement and accessory structure location requirement are not met. The applicant wishes to build a detached garage in the front yard with a height of 16.5 feet, where the Code allows accessory structures in the rear yard with a height of 15.0 feet.