# Henrico County Board of Zoning Appeals Thursday, July 25, 2002

#### **A -127-02** Three Chopt

DENNIS W. MCKAY requests a variance from Sections 24-95(k) and 24-94 to build an attached garage at 2501 Landon Road (Williamsburg Park) (Parcel 763-750-2379), zoned R-3, One-family Residence District (Three Chopt). The least side yard setback and rear yard setback are not met. The applicant proposes 11 feet rear yard setback and 20 feet minimum side yard setback, where the Code requires 40 feet rear yard setback and 25 feet minimum side yard setback. The applicant requests a variance of 29 feet rear yard setback and 5 feet minimum side yard setback.

approved

## A -133-02 Brookland approved

COASTAL AMERICAN CORPORATION requests a variance from Section 24-96(a) to locate an overflow parking lot at 2587 Homeview Drive (Parcel 759-756-9275), zoned B-3C, Business District (Conditional) (Brookland). The parking lot location requirement is not met. The applicant proposes off-site parking, where the Code requires that parking be provided on the same lot as the principal use.

## UP-028-02 Three Chopt deferred

TRAMMELL CROW CO. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary office/storage trailer at 3951 Westerre Parkway (Parcel 750-759-4330), zoned O-3C, Office District (Conditional) (Three Chopt).

## UP-029-02 Brookland approved

RYAN HOMES WEST requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 4450 Springfield Road (Townes at Meredith Creek) (Parcel 755-762-3713), zoned RTHC, Residential Townhouse District (Conditional) (Brookland).

# A -122-02 Three Chopt approved

EDWARD AND LISA SCLAFANI request a variance from Section 24-94 to build a screened porch over the existing deck at 4725 Regal Oaks Road (Regal Oaks at Twin Hickory) (Parcel 742-768-3073), zoned R-2AC and R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 33.6 feet rear yard setback, where the Code requires 45.0 feet rear yard setback. The applicants requests a variance of 11.4 feet rear yard setback.

## A -124-02 Three Chopt approved

M. B. S. INVESTMENTS requests a variance from Section 24-94 to build a one-family dwelling at 12790 Kain Road (Parcel 732-772-7630 (part)), zoned A-1, Agricultural District (Three Chopt). The lot width requirement is not met. The applicant has 54.95 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 95.05 feet lot width.

## A -126-02 Three Chopt approved

VICTORIA J. AND LOUIS M. BOSSE request a variance from Section 24-30.1 to build an addition at 3633 Milbury Run Street (Milhaven) (Parcel 728-758-2768), zoned R-5, General Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 26 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

## A -129-02 Tuckahoe approved

HELEN SIMPSON requests a variance from Sections 24-94 and 24-95(i)(1) to build a screened porch over an existing deck at 2605 Gayton Grove Road (Cross Timbers) (Parcel 733-754-4092), zoned R-2AC, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback and rear yard setback for a deck are not met. The applicant proposes 31.11 feet rear yard setback, where the Code requires 45 feet rear yard setback for the porch and 35 feet deck back for the deck. The applicant requests a variance of 13.89 feet rear yard setback for the porch and 3.89 feet for the deck.

# A -125-02 Tuckahoe approved

JOHN NUTTYCOMBE requests a variance from Section 24-95(i)(2)b. to build a detached garage at 2637 LaClede Avenue (Pine Run) (Parcel 735-755-3354), zoned R-2A, One-family Residence District (Tuckahoe). The accessory structure height requirement is not met. The applicant proposes 22 feet in height, where the Code allows 15 feet in height. The applicant requests a variance of 7 feet in height.

# A -123-02 Tuckahoe approved

HARVEY STILES requests a variance from Section 24-95(q)(5) to build an attached garage at 10136 Deepwood Circle (Raintree) (Parcel 745-746-4005), zoned R-2AC, One-family Residence District (Conditional) (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant proposes 6.4 feet minimum side yard setback and 19 feet total side yard setback, where the Code requires 8 feet minimum side yard setback and 22 feet total side yard setback. The applicant requests a variance of 1.6 feet minimum side yard setback and 3 feet total side yard setback.

# A -131-02 Tuckahoe approved

ST. MARY'S CATHOLIC CHURCH requests a variance from Section 24-96(c) to allow parking in the front and side yards at 9501 Gayton Road (Marywood) (Parcel 747-743-4993), zoned R-3, One-family Residence District (Tuckahoe). The parking

lot location requirement is not met. The applicant proposes parking in the front and side yards, where the Code allows parking in the rear yard.

## A -128-02 Tuckahoe approved

ERNEST AND LINDA CAMPE request a variance from Section 24-94 to build a screened porch over the existing deck at 8907 Derbyshire Road (Derbyshire Place) (Parcel 748-738-9594), zoned R-2, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicants propose 41 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicants request a variance of 4 feet rear yard setback.

# UP-030-02 Tuckahoe approved

KANAWHA RECREATION ASSOCIATION requests a conditional use permit pursuant to Section 24-12(b) to build a diving pool at 8100 Holmes Avenue (Parcel 755-735-8779), zoned R-3, One-family Residence District (Tuckahoe).

## A -130-02 Brookland approved

GEORGE XYDERIS requests a variance from Section 24-30.1(b) to convert a duplex to a multifamily dwelling at 5300 West Franklin Street (Shenandoah Place) (Parcel 771-736-0926), zoned R-5, General Residence District (Brookland). The least side yard setback is not met. The applicant has 21 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 4 feet minimum side yard setback.

# A -132-02 Fairfield approved

LENARD W. TUCK, JR. requests a variance from Section 24-95(b) to build a one-family dwelling at 10175 Greenwood Road (Greenwood Park) (Parcel 780-764-4509 (part)), zoned R-4, One-family Residence District (Fairfield). The total lot area requirement is not met. The applicant has 5,595 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 405 square feet total lot area.

# UP-027-02 Varina approved

SANDSTON MOOSE LODGE requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a turkey shoot at 4505 Oakleys Lane (Parcel 818-719-0377), zoned A-1, Agricultural District (Varina).