

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

***Thursday, April 24, 2003***

**A -033-03**

Brookland

**approved**

CONNIE V. SHOOK requests a variance from Section 24-95(c)(1) to build an attached garage at 3109 Lupine Road (Hermitage Farms) (Parcel 770-753-6529), zoned R-2, One-family Residence District (Brookland). The least side yard setback and total side yard setback are not met. The applicant proposes 4 feet minimum side yard setback and 19 feet total side yard setback, where the Code requires 9 feet minimum side yard setback and 27 feet total side yard setback. The applicant requests a variance of 5 feet minimum side yard setback and 8 feet total side yard setback.

**A -034-03**

Brookland

**approved**

STEPHANIE HOLMES requests a variance from Section 24-94 to allow the existing attached garage to remain at 1505 Second Avenue (Brookland Gardens) (Parcel 773-754-0932), zoned R-3, One-family Residence District (Brookland). The rear yard setback is not met. The applicant has 27.3 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 12.7 feet rear yard setback.

**A -036-03**

Fairfield

**approved**

MARY H. MULE requests a variance from Sections 24-95(c)(4) and 24-95(c)(1) to build a front porch at 7429 Landsworth Avenue (Stuart Ridge) (Parcel 784-752-0064), zoned R-4, One-family Residence District (Fairfield). The front yard setback, least side yard setback, and total side yard setback are not met. The applicant proposes 25.4 feet front yard setback, 5.2 feet minimum side yard setback, and 14.4 feet total side yard setback, where the Code requires 35 feet front yard setback, 7 feet minimum side yard setback, and 15 feet total side yard setback. The applicant requests a variance of 9.6 feet front yard setback, 1.8 feet minimum side yard setback, and 0.6 feet total side yard setback.

**A -043-03**

Fairfield

**approved**

S. AFTON QUINN requests a variance from Section 24-95(i)(2) to build a one-story addition on the existing deck at 5923 Old Orchard Road (Chamberlayne Farms) (Parcel 789-752-8698), zoned R-2A, One-family Residence District (Fairfield). The accessory structure location requirement is not met. The applicant has an existing detached garage in the rear yard 3 feet from the principal building. Construction of a proposed addition will place the existing garage within the side yard, where the Code allows an accessory structure in the rear yard and requires it to be 10 feet from the principal structure. The applicant requests a variance to keep the garage in the side yard, and a variance of 7 feet accessory structure setback.

**A -039-03** Brookland **approved**  
BILL FERGUSON requests a variance from Sections 24-95(c)(4) and 24-95(c)(1) to allow an existing dwelling to remain at 3005 Ruthland Road (Ruthland) (Parcel 775-748-3020), zoned R-4, One-family Residence District (Brookland). The front yard setback, least side yard setback, and total side yard setback are not met. The applicant has 24.8 feet front yard setback, 4.1 feet minimum side yard setback and 15 feet total side yard setback, where the Code requires 35 feet front yard setback, 7 feet minimum side yard setback and 15 feet total side yard setback. The applicant requests a variance of 10.2 feet front yard setback, 2.9 feet minimum side yard setback and 4 feet total side yard setback.

**A -041-03** Three Chopt **approved**  
CHARLES GLEN LLC requests a variance from Section 24-95(c)2 to build a one-family dwelling at 1900 Cornell Avenue (Crestview) (Parcel 765-743-2090), zoned R-4AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 24.6 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 0.4 feet rear yard setback.

**A -038-03** Three Chopt **approved**  
ROBERT H. MAGARIAN requests a variance from Sections 24-94 and 24-95(t) to build a one-family dwelling at 6715 Horsepen Road (Westhaven) (Parcel 766-741-0632), zoned R-3, One-family Residence District (Three Chopt). The front yard setback and required lot area outside the floodplain are not met. The applicant has 7,328 square feet outside the floodplain and 30 feet front yard setback, where the Code requires 8,000 square feet outside the floodplain and 35 feet front yard setback. The applicant requests a variance of 672 square feet of area outside the floodplain and 5 feet front yard setback.

**A -040-03** Tuckahoe **approved**  
BECKY AND DAVID GLEBERMAN request a variance from Sections 24-95(i)(2) and 24-94 to build a two-story addition at 109 Gaymont Road (River Hills) (Parcel 757-734-2631), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement and least side yard setback are not met. The applicants have 9.99 feet minimum side yard setback, 5.5 feet setback from the primary structure, a detached accessory structure in the side yard, and 0.2 feet accessory structure setback, where the Code requires 20 feet minimum side yard setback, 10 feet setback from the primary structure, detached accessory structures in the rear yard, and 3 feet accessory structure setback. The applicants request a variance of 10.01 feet minimum side yard setback, 4.5 feet setback from the primary structure, detached accessory structure in the side yard, and 2.8 feet accessory structure setback.

**UP-007-03** Tuckahoe **approved**  
RICHMOND MONTESSORI SCHOOL requests a temporary conditional use permit

pursuant to Section 24-116(c)(1) to install two temporary classrooms at 499 N. Parham Road (Parcel 752-737-6676), zoned R-2 and R-3, One-family Residence District (Tuckahoe).

**A -042-03** Brookland

**deferred**

O. W. RHODENHISER requests a variance from Section 24- 9 to build a one-family dwelling at 8504 Mapleview Avenue (Mount Vernon Heights) (Parcel 761-757-8820), zoned R-3, One-family Residence District (Brookland). The public street frontage requirement is not met. 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.

**A -032-03** Three Chopt

**deferred**

JOHN PAGE TREVILLIAN requests a variance from Section 24-94 to build an attached garage at 5608 Burberry Court (Kimberwicke) (Parcel 735-775-3488), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The least side yard setback and total side yard setback are not met. The applicant proposes 2.3 feet minimum side yard setback and 18.5 feet total side yard setback, where the Code requires 12 feet minimum side yard setback and 30 feet total side yard setback. The applicant requests a variance of 9.7 feet minimum side yard setback and 11.5 feet total side yard setback.

**A -037-03** Brookland

**approved**

VERNON L. TATE requests a variance from Section 24-95(i)(2) to allow existing garage to remain at 11868 Old Washington Highway (Parcel 773-777-1078 (part)), zoned A-1, Agricultural District (Brookland). The accessory structure location requirement is not met. The applicant has an existing garage in the side yard, where the Code allows accessory structures in the rear yard.

**A -035-03** Varina

**approved**

DAVID E. AND JEAN M. WILLIAMSON request a variance from Section 24- 9 to build a one-family dwelling at 7070 Mosswood Road (Parcel 815-697-3917), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicants have 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicants request a variance of 50 feet public street frontage.

**A -044-03** Varina

**approved**

CHERYL JENNINGS requests a variance from Section 24- 9 to build a one-family dwelling at 8415 Strath Road (Parcel 817-684-5605), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. 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.

**A -022-03**

Three Chopt

**deferred**

BARBARA SANDVIG requests a variance from Section 24- 9 to build a one-family dwelling at 12241 Kain Road (Parcel 737-766-1095), zoned A-1, Agricultural District (Three Chopt). The public street frontage requirement is not met. 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.