

Henrico County Board of Zoning Appeals

Thursday, December 18, 2003

A -144-03 Fairfield **deferred**
RCI BUILDERS requests a variance from Sections 24-95(c)(2) and 24-95(k) to build a one-family dwelling at 1800 Terrace Avenue (Hermitage Club Terrace) (Parcel 782-750-2829), zoned R-2, One-family Residence District (Fairfield). The rear yard setback and street side yard setback are not met. The applicant has 12 feet rear yard setback, and 10 feet street side yard setback, where the Code requires 25 feet rear yard setback and 25 feet street side yard setback. The applicant requests a variance of 13 feet rear yard setback and 10 feet street side yard setback.

A -143-03 Fairfield **deferred**
SUNTECH HOMES requests a variance from Section 24-95(q)(5) to build a one-family dwelling at 10600 Sherwin Place (Magnolia Ridge) (Parcel 781-769-9301), zoned R-3AC, One-family Residence District (Conditional) (Fairfield). The lot width requirement is not met. The applicant has 56 feet lot width, where the Code requires 60 feet lot width. The applicant requests a variance of 4 feet lot width.

A -141-03 Fairfield **approved**
MAVIS AGYEMANG AND GEORGE DJIMAH request a variance from Section 24-94 to build a sunroom and deck at 2304 Woodman Hills Court (Woodman Hills) (Parcel 774-764-6665), zoned R-3C, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicants propose 28 feet rear yard setback for the sunroom, where the Code requires 40 feet rear yard setback. The applicants request a variance of 12 feet rear yard setback. The applicants also propose 28 feet rear yard setback for the deck, where the Code requires 30 feet rear yard setback. The applicants request a variance of 2 feet rear yard setback.

A -142-03 Brookland **approved**
THOMAS P. OGDEN requests a variance from Section 24-94 to build a screened porch on the existing deck at 10901 Hunting Hollow Court (Deer Springs) (Parcel 770-769-3291), zoned R-2AC, One-family Residence District (Conditional) (Brookland). The rear yard setback is not met. The applicant has 37 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback.

UP-027-03 Brookland **deferred**
HOLIDAY BARN KENNEL requests a conditional use permit pursuant to Section 24-52(c) to expand the existing kennel at 3800 Mountain Road (Parcel 765-771-4745), zoned A-1, Agricultural District (Brookland).

