Henrico County Board of Zoning Appeals
Thursday, July 24, 2003

A -087-03 Brookland approved
JUDY POORE requests a variance from Section 24-94 to build an addition to accessory structure at 3021 Quail Walk Drive (Quail Walk) (Parcel 773-771-5740), zoned R-2, One-family Residence District (Brookland). The rear yard setback is not met. The applicant has 41 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

UP-016-03 Fairfield approved
RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 2219 Mountain Road (Mountain Road Townes) (Parcel 776-765-5797), zoned RTHC, Residential Townhouse District (Conditional) (Fairfield).

UP-018-03 Fairfield deferred
APPLE VALLEY, LLC requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 10290 Woodman Road (Woodman Trace) (Parcel 773-763-6864), zoned R-3, One-family Residence District (Fairfield).

A -089-03 Fairfield denied
GEORGE MCCLELLAN appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 1797 Hungary Road (North Run Hills) (Parcel 778-759-1670), zoned R-2, One-family Residence District (Fairfield).

A -090-03 Three Chopt approved
KEITH ENROUGHTY requests a variance from Section 24-95(c)(1) to build a carport at 1617 Foster Road (Berkshire Park) (Parcel 762-744-8857), zoned R-3, One-family Residence District (Three Chopt). The least side yard setback and total side yard setback are not met. The applicant has 0 feet minimum side yard setback and 14 feet total side yard setback, where the Code requires 7 feet minimum side yard setback and 19.5 feet total side yard setback. The applicant requests a variance of 7 feet minimum side yard setback and 5.5 feet total side yard setback.

A -086-03 Three Chopt approved
JANE A. VANDENBURG requests a variance from Section 24-95(c)(4) to build a front porch at 1403 Landis Drive (Fort Hill) (Parcel 763-742-2121), zoned R-3, One-family Residence District (Three Chopt). The front yard setback is not met. The applicant has 28 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 7 feet front yard setback.
UP-017-03 Three Chopt approved
RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a temporary sales trailer at 10070 Three Chopt Road (Three Chopt Village) (Parcel 748-756-8078), zoned R-6C, General Residence District (Conditional) (Three Chopt).

A -091-03 Three Chopt approved
JOSEPH AND JUDITH JAGDMANN request a variance from Section 24-94 to build an addition at 12504 Hardings Trace Place (Hardings Trace) (Parcel 733-758-5343), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback and total side yard setback are not met. The applicant has 34 feet rear yard setback and 27 feet total side yard setback, where the Code requires 40 feet rear yard setback and 30 feet total side yard setback. The applicant requests a variance of 6 feet rear yard setback and 3 feet total side yard setback.

A -083-03 Varina approved
SUSAN M. JANCAREK requests a variance from Section 24-9 to build a one-family dwelling at 8243 New Market Heights Lane (Parcel 826-685-5931), 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 -084-03 Varina approved
SUSAN M. JANCAREK requests a variance from Section 24-9 to build a one-family dwelling at 8239 New Market Heights Lane (Parcel 826-685-8248), 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 -085-03 Varina approved
SUSAN M. JANCAREK requests a variance from Sections 24-94 and 24-9 to build a one-family dwelling at 8237 New Market Heights Lane (Parcel 826-685-5445), zoned A-1, Agricultural District (Varina). The lot width requirement, public street frontage requirement, and total lot area requirement are not met. The applicant has .962 acre lot area, 118 feet lot width, and 0 feet public street frontage, where the Code requires 1 acre lot area, 150 feet lot width, and 50 feet public street frontage. The applicant requests a variance of .038 acre lot area, 32 feet lot width, and 50 feet public street frontage.

A -082-03 Varina approved
KELVIN WILLIAMS AND DOREEN ANGLERO request a variance from Section 24-95(i)(2) to build a detached garage at 7561 Turner Road (Phillips Woods) (Parcel 831-692-5020), zoned A-1, Agricultural District (Varina). The accessory structure location requirement is not met. The applicants wish to build a detached garage in the side yard, where the Code allows accessory structures in the rear yard.
UP-014-03 Varina approved
HARRY E. BURROWS requests a conditional use permit pursuant to Section 24-12(d) to keep a homing pigeon loft at 13 Kemper Court (Parcel 826-715-4259), zoned R-3, One-family Residence District (Varina).

A -088-03 Varina approved
DONNA AND WARREN BATTLE request a variance from Section 24-30.1(a) to build a sunroom at 5508 Yates Lane (Wynfield) (Parcel 815-724-6624), zoned R-5, General Residence District (Varina). The front yard setback, least side yard setback, and rear yard setback are not met. The applicant has 34 feet front yard setback, 7 feet minimum side yard setback and 21 feet rear yard setback, where the Code requires 35 feet front yard setback, 8 feet minimum side yard setback and 35 feet rear yard setback. The applicant requests a variance of 1 foot front yard setback, 1 foot minimum side yard setback and 14 feet rear yard setback.

UP-015-03 Varina approved
EASTERN HENRICO RURITAN CLUB requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a turkey shoot at 3808 Nine Mile Road (Parcel 806-723-4768), zoned A-1, Agricultural District (Varina).

UP-013-03 Brookland withdrawn
BON SECOURS ST. MARY'S HOSPITAL requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to allow temporary parking at 2605 Dumbarton Road (Parcel 779-744-0545), zoned R-4, One-family Residence District (Brookland).

UP-012-03 Brookland withdrawn
BON SECOURS ST. MARY'S HOSPITAL requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to allow temporary parking at 2300 Dumbarton Road (Parcels 780-745-3121, 2808 and 3308), zoned R-4, One-family Residence District (Brookland).

A -060-03 Fairfield approved
HANOVER ASSOCIATES LIMITED appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 7202 Brook Road (Parcel 784-750-6778), zoned B-3, Business District (Fairfield).