

Henrico County Board of Zoning Appeals

Thursday, June 26, 2003

A -081-03 Brookland **denied**
ABID KRAK requests a variance from Section 24-94 to build a one-family dwelling at 5401 Dickens Road (Parcel 773-744-3103 (part)), zoned R-2, One-family Residence District (Brookland). The total lot area requirement is not met. The applicant has 16,574 square feet total lot area, where the Code requires 18,000 square feet total lot area. The applicant requests a variance of 1,426 square feet total lot area.

UP-013-03 Brookland **deferred**
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 **deferred**
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 -072-03 Fairfield **approved**
HUGH AND MARJORIE COLLIER request a variance from Section 24-95(c)(1) to enclose the existing porch at 7207 Margaret Avenue (Ginter Gardens) (Parcel 780-750-2873), zoned R-4, One-family Residence District (Fairfield). The least side yard setback and total side yard setback are not met. The applicants have 6 feet minimum side yard setback and 16.5 feet total side yard setback, where the Code requires 7 feet minimum side yard setback and 19.5 feet total side yard setback. The applicants request a variance of 1 foot minimum side yard setback and 3 feet total side yard setback.

A -060-03 Fairfield **deferred**
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).

A -070-03 Fairfield **approved**
WILLIAM AND MARLENE JERNIGAN request a variance from Section 24-94 to build a porch at 7407 Landsworth Avenue (Stuart Ridge) (Parcel 784-752-0420), zoned R-4, One-family Residence District (Fairfield). The front yard setback is not met. The applicants propose 26 feet front yard setback, where the Code requires 35 feet front yard setback. The applicants request a variance of 9 feet front yard setback.

A -078-03 Fairfield **approved**
CLYDE AND EDITH SHINAULT request a variance from Section 24-95(c)(1) to enclose the existing porch at 5905 Shrubbery Hill Road (Chamberlayne Farms) (Parcel 788-752-9698), zoned R-2A, One-family Residence District (Fairfield). The total side yard setback is not met. The applicants have 22 feet total side yard setback, where the Code requires 27 feet total side yard setback. The applicants request a variance of 5 feet total side yard setback.

A -077-03 Fairfield **approved**
BRUCE AND JOANNE DUFFY request a variance from Section 24-95(i)(1) to build a deck at 1608 Cedar Grove Terrace (Cedar Grove) (Parcel 777-762-3657), zoned R-3C, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicants propose 22 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicants request a variance of 8 feet rear yard setback.

A -079-03 Brookland **approved**
DONALD N. BLAKE requests a variance from Section 24- 9 to build a one-family dwelling at 11750 Old Washington Highway (Lakeview) (Parcel 772-777-4185), zoned A-1, Agricultural 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 -080-03 Brookland **approved**
DONALD N. BLAKE requests a variance from Sections 24-95(i)(2)b., 24-94 and 24-9 to build one-family dwelling and a barn at 11760 Old Washington Highway (Lakeview) (Parcel 772-778-4418), zoned A-1, Agricultural District (Brookland). The accessory structure height requirement, height requirement, and public street frontage requirement are not met. The applicant has 0 feet public street frontage and proposes an accessory structure 32 feet tall and a dwelling 41 feet tall, where the Code requires 50 feet public street frontage and allows accessory structures 15 feet tall and dwellings 35 feet tall. The applicant requests a variance of 50 feet public street frontage, 17 feet accessory structure height, and 6 feet dwelling height.

A -068-03 Brookland **approved**
WILLIAM E. ELMORE requests a variance from Section 24- 9 to build a one-family dwelling at 11562 Mill Road (Parcel 767-777-9367), zoned A-1, Agricultural District and R-2, 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 -076-03 Three Chopt **approved**
N. JOSEPH COSBY, JR. requests a variance from Section 24-95(q)(5) to build an addition at 11200 Churchwood Court (Church Run) (Parcel 745-757-5236), zoned R-3C, One-family Residence District (Conditional) (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 -063-03 Three Chopt **approved**
THOMAS H. TRAYLOR requests a variance from Sections 24-95(i)(2), 24-95(i)(2)a. and 24-94 to build an addition and allow existing buildings at 11129 Woodbaron Court (Barony Woods) (Parcel 745-757-9537), zoned R-3A, One-family Residence District (Three Chopt). The accessory structure location requirement, accessory structure lot coverage requirement, and rear yard setback are not met. The applicant proposes 791 square feet of accessory structures, 30 feet rear yard setback, and an accessory structure in the side yard, where the Code allows 735 square feet of accessory structures, 35 feet rear yard setback and accessory structures in the rear yard. The applicant requests a variance of 56 square feet of accessory structures, 5 feet rear yard setback, and an accessory structure in the side yard.

A -067-03 Tuckahoe **approved**
HENRY SHIELD requests a variance from Section 24-94 to build a one-family dwelling at 9632 Gaslight Place (Gaslight) (Parcel 744-739-0693), zoned R-1C and R-2C, One-family Residence District (Conditional) (Tuckahoe). The lot width requirement is not met. The applicant has 109 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 41 feet lot width.

A -074-03 Three Chopt **approved**
UNION BANK & TRUST CO. requests a variance from Section 24-94 to build a drive-up canopy at 1773 North Parham Road (Parcel 754-747-2519), zoned O-2, Office District (Three Chopt). The front yard setback is not met. The applicant proposes 20 feet front yard setback, where the Code requires 40 feet front yard setback. The applicant requests a variance of 20 feet front yard setback.

A -062-03 Varina **approved**
RODNEY E. WILLIAMS requests a variance from Section 24-94 to allow the existing shed to remain at 300 West Nine Mile Road (Highland Springs) (Parcel 822-725-3021), zoned B-3, Business District (Varina). The rear yard setback is not met. The applicant has 7 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 33 feet rear yard setback.

A -075-03 Varina **approved**
DAVID S. WOOLARD requests a variance from Section 24- 9 to build a one-family dwelling at 8470 Green Peace Lane (Parcel 854-677-9894), 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.

UP-010-03 Varina **approved**
VULCAN CONSTRUCTION MATERIALS, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 4721 Curles Neck Road (Parcel 836-667-5251), zoned A-1, Agricultural District (Varina).

UP-011-03 Varina **approved**
VULCAN CONSTRUCTION MATERIALS, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 4721 Curles Neck Road (Parcel 836-667-5251), zoned A-1, Agricultural District (Varina).

A -071-03 Varina **approved**
LEWIS D. TYLER, JR. requests a variance from Section 24- 9 to build a one-family dwelling at 8380 Strath Road (Parcels 816-683-0990 and 815-683-8388), 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 -073-03 Varina **approved**
DEBORAH D. RANDOLPH requests a variance from Section 24-94 to allow the existing sunroom to remain at 1404 Middleberry Drive (Foxboro North) (Parcel 804-705-3532), zoned R-3, One-family Residence District (Varina). The least side yard setback and total side yard setback are not met. The applicant has 4 feet minimum side yard setback and 22 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 8 feet minimum side yard setback and 8 feet total side yard setback.

A -047-03 Tuckahoe **approved**
LOPE CASTRO requests a variance from Section 24-94 to build a patio room over the existing deck at 2216 Flat Branch Court (Ridgefield Green) (Parcel 738-751-3422), zoned R-4C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 25 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -050-03

Three Chopt

withdrawn

PARKER LANCASTER & ORLEANS requests a variance from Section 24-95(k) to build a one-family dwelling at 5401 Woolshire Drive (Hampshire) (Parcel 743-774-1255), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The least side yard setback is not met. The applicant proposes 24 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 1 foot minimum side yard setback.