

Henrico County Board of Zoning Appeals

Thursday, March 27, 2003

A -030-03 Fairfield

approved

PIERCE AND BARBARA JENSEN request a variance from Section 24-94 to allow an existing dwelling to remain at 1915 Bridgewater Drive (Parcel 776-759-3225 (part)), zoned R-3, One-family Residence District (Fairfield). The front yard setback is not met. The applicants have 23 feet front yard setback, where the Code requires 40 feet front yard setback. The applicants request a variance of 17 feet front yard setback.

A -024-03 Fairfield

approved

PHILLIP K. CHRISTOPHER requests a variance from Section 24-95(i)(2) to build an addition at 8304 St. Charles Road (Wildwood) (Parcel 789-756-1242), zoned R-2A, One-family Residence District (Fairfield). The accessory structure location requirement is not met. The applicant proposes to build an addition, which will place an existing accessory structure in the side yard, where the Code allows accessory structures in the rear yard. The applicant requests a variance to allow the existing accessory structure in the side yard.

UP-005-03 Fairfield

approved

AMUSEMENT PROMOTIONS, INC. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to locate a carnival event in mall parking lot at 10101 Brook Road (Parcel 785-771-0111), zoned B-3C, Business District (Conditional) (Fairfield).

A -023-03 Brookland

approved

BEAUFORD AND BEVERLY KEETON request a variance from Section 24- 9 to build a one-family dwelling at 11936 Old Washington Highway (Lakeview) (Parcel 773-778-8430), zoned A-1, Agricultural District (Brookland). The public street frontage requirement is not met. The applicants have 0 feet public road frontage, where the Code requires 50 feet public road frontage. The applicants request a variance of 50 feet public road frontage.

A -028-03 Three Chopt

approved

ERIC AND DIANA CANTOR request a variance from Section 24-94 to build an addition at 6004 Oxbury Court (Cherry Hill at Wyndham) (Parcel 743-780-8623), zoned R-3, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicants propose 32.8 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 7.2 feet rear yard setback.

A -020-03 Three Chopt **approved**
RICK MARCUS requests a variance from Section 24-94 to build an addition at 4909 Fremont Court (Glencrest at Wyndham) (Parcel 738-779-3335), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 26.7 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 9.3 feet rear yard setback.

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.

A -026-03 Three Chopt **approved**
C. BRENT GIBSON requests a variance from Section 24-43(a) to build a screened porch at 3607 Jewel Park Lane (Northbrooke) (Parcel 730-758-0506), zoned RTH, Residential Townhouse District (Three Chopt). The rear yard setback is not met. The applicant proposes 30.3 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 9.7 feet rear yard setback.

A -025-03 Three Chopt **approved**
KELLY AND DOUG POWELL request a variance from Section 24-94 to build an addition at 2515 Cedar Cone Drive (Cedar Chase) (Parcel 746-755-1860), zoned R-3, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicants propose rear yard setbacks of 25 feet for the dwelling and 21 feet for the deck, where the Code requires rear yard setbacks of 40 feet for the dwelling and 30 feet for the deck. The applicants request a variance of 15 feet for the dwelling and 9 feet for the deck.

A -027-03 Tuckahoe **approved**
HENRY A. SHIELD requests a variance from Section 24-94 to build a one-family dwelling at 9504 Gaslight Court (Gaslight) (Parcel 745-739-0596), zoned R-2C, One-family Residence District (Conditional) (Tuckahoe). The lot width requirement is not met. The applicant has 78 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 22 feet lot width.

UP-002-03 Tuckahoe **approved**
WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place two temporary storage trailers at 401 North Parham Road (Parcel 753-736-0655), zoned R-1, One-family Residence District (Tuckahoe).

A -031-03 Tuckahoe **denied**
BETTYE T. BALES requests a variance from Section 24-94 to build a one-family dwelling at 8900 Minna Drive (Westbriar) (Parcel 755-752-3881), zoned R-3, One-family Residence District (Tuckahoe). The lot width requirement, total lot area requirement, and total side yard setback are not met. The applicant has 7,130 square feet total area, 58.55 feet lot width, and 16.9 feet total side yard setback, where the Code requires 11,000 square feet total area, 80 feet lot width, and 30 total side yard setback. The applicant requests a variance of 3,870 square feet total area, 21.45 feet lot width, and 13.1 feet total side yard setback.

UP-004-03 Brookland **approved**
WEST BROAD HONDA requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place a temporary sales trailer at 7014 West Broad Street (Parcel 767-747-2250), zoned B-3, Business District (Brookland).

A -029-03 Varina **denied**
STACEY NELSON requests a variance from Section 24- 9 to build a one-family dwelling at 7131 Hughes Road (Parcel 861-695-9377 (part)), 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-006-03 Varina **denied**
KATHLEEN KURTZ requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to occupy a manufactured home during construction at 7091 Mosswood Road (Parcel 815-696-6231), zoned A-1, Agricultural District (Varina).

UP-003-03 Varina **approved**
RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place a temporary sales trailer at 6280 Midview Road (Oakland Chase) (Parcel 807-705-5501), zoned R-3C, One-family Residence District (Conditional) (Varina).

A -082-00 Varina **approved**
JOHN B. AND MARGARET E. SULLIVAN request a variance from Section 24- 9 to amend a previous variance at 1600 Kimbrook Lane (Parcel 156-A-69B), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met.

A -081-00 Varina **approved**
JOHN B. AND MARGARET E. SULLIVAN request a variance from Section 24- 9 to amend a previous variance at 1590 Kimbrook Lane (Parcels 156-A-68, 69B (part) and 81 (part)), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met.

A -080-00

Varina

approved

JOHN B. AND MARGARET E. SULLIVAN request a variance from Section 24- 9 to amend a previous variance at 1550 Kimbrook Lane (Parcel 149-A-82), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met.

A -021-03

Fairfield

denied

COLONIAL FIRST PROPERTIES, LLC D/B/A GOLD CITY appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 7103 Brook Road (Club Court) (Parcel 784-751-9627), zoned B-3, Business District (Fairfield).