

Henrico County Board of Zoning Appeals

Thursday, April 22, 2004

UP-011-04 Fairfield **deferred**
SHOWS BY JUTTA requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a carnival at 10101 Brook Road (Parcel 785-771-0111), zoned B-3C, Business District (Conditional) (Fairfield).

UP-009-04 Three Chopt **approved**
TIDEWATER QUARRIES requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 11400 Staples Mill Road (Parcels 756-773-3302 and 759-773-4746), zoned A-1, Agricultural District and M-2C, General Industrial District (Conditional) (Three Chopt).

A -046-04 Brookland **approved**
CARL MUZI requests a variance from Section 24-94 to build an attached garage at 9137 Olde Hartley Drive (Hartley Plantation) (Parcel 757-771-5670), zoned R-2C, One-family Residence District (Conditional) (Brookland). The least side yard setback is not met. The applicant has 7 feet minimum side yard setback, where the Code requires 15 feet minimum side yard setback. The applicant requests a variance of 8 feet minimum side yard setback.

A -036-04 Three Chopt **approved**
MIKE AND JENNIFER HUNEYCUTT request a variance from Section 24-94 to build a screened porch on the existing deck at 10820 Pepperbush Court (The Meadows at Innsbrook) (Parcel 751-766-7302), zoned R-3AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 31 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 4 feet rear yard setback.

UP-010-04 Three Chopt **approved**
HHHUNT CORPORATION requests a conditional use permit pursuant to Section 24-12(b) to expand the recreation facility at 4601 Twin Hickory Lake Drive (Parcel 743-767-5081), zoned C-1, Conservation District, R-5C, and R-6C, General Residence District (Conditional) (Three Chopt).

A -044-04 Three Chopt **approved**
GEORGE AND SUSAN DOBBS request a variance from Section 24-94 to build a garage addition at 12177 Manor Park Drive (Manor Park at Wyndham) (Parcel 740-783-1825), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The least side yard setback and total side yard setback are not met. The applicants

have 5 feet minimum side yard setback and 16 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 25 feet total side yard setback. The applicants request a variance of 5 feet minimum side yard setback and 9 feet total side yard setback.

A -041-04 Three Chopt **approved**

CHARLES T. CALLAWAY requests a variance from Section 24-94 to build an addition at 12004 Valleybrook Drive (Springrock at Wellesley) (Parcel 734-762-7716), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 35 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -033-04 Three Chopt **approved**

SCOTT AND KAREN MEARDON request a variance from Section 24-94 to build an addition at 13317 Shady Knoll Court (Autumn Chase at Wellesley) (Parcel 733-760-9165), zoned R-4AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants have 30 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 5 feet rear yard setback.

A -035-04 Three Chopt **approved**

ROBERT T. ADAMS requests a variance from Section 24-94 to build a two-story addition at 13300 Shady Knoll Court (Autumn Chase at Wellesley) (Parcel 734-760-2771), zoned R-4AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 18 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 17 feet rear yard setback.

A -040-04 Tuckahoe **approved**

MARC AND MARIAN VERNON request a variance from Section 24-94 to build a two-story addition at 2564 Dunham Road (Keswick) (Parcel 738-753-6395), zoned R-3AC, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicants have 29 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 6 feet rear yard setback.

A -043-04 Tuckahoe **approved**

RAYMOND E. CROUCH. III requests a variance from Section 24-94 to build an addition at 10424 Kings Grant Drive (Crown Grant South) (Parcel 742-752-0920), zoned R-4C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 28 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 7 feet rear yard setback.

A -039-04 Tuckahoe **denied**
ROBERT J. RAPPOLD, III requests a variance from Section 24-94 to build an attached garage at 10307 Gayton Road (Canterbury East) (Parcel 744-745-2078), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant has 8 feet minimum side yard setback, where the Code requires 15 feet minimum side yard setback. The applicant requests a variance of 7 feet minimum side yard setback.

A -045-04 Tuckahoe **approved**
DAVID AND MARY GILLIGAN request a variance from Section 24-95(q)(5) to build an addition at 1700 Habwood Lane (Gates Head) (Parcel 748-749-7637), zoned R-2A, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicants have 26 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 9 feet rear yard setback.

A -047-04 Tuckahoe **approved**
EAGLE CONSTRUCTION requests a variance from Section 24-94 to build a one-family dwelling at 516 Portwest Court (Weston Hills) (Parcel 743-740-6262), zoned R-3C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback and total lot area requirement are not met. The applicant has 10,335 square feet total lot area and 34 feet rear yard setback, where the Code requires 11,000 square feet total lot area and 40 feet rear yard setback. The applicant requests a variance of 665 square feet total lot area and 6 feet rear yard setback.

A -032-04 Tuckahoe **approved**
ASHLEY LOHMAN requests a variance from Section 24-95(q)(5) to build a screened porch at 8403 Valley Wood Road (Whitehall) (Parcel 754-737-4376), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback and rear yard setback are not met. The applicant has 6 feet minimum side yard setback and 22 feet rear yard setback, where the Code requires 8 feet minimum side yard setback and 35 feet rear yard setback. The applicant requests a variance of 2 feet minimum side yard setback and 13 feet rear yard setback.

A -037-04 Brookland **approved**
WILLIAM P. ZICKAFOOSE requests a variance from Section 24-94 to build an addition at 3203 Townhouse Road (Dumbarton Plaza) (Parcel 773-745-6693), zoned R-2, One-family Residence District (Brookland). The least side yard setback and rear yard setback are not met. The applicant has 3 feet minimum side yard setback and 6 feet rear yard setback, where the Code requires 33 feet minimum side yard setback and 25 feet rear yard setback. The applicant requests a variance of 30 feet minimum side yard setback and 19 feet rear yard setback.

A -042-04 Brookland **deferred**
STEPHEN MCDANIEL requests a variance from Section 24-94 to build a sunroom and ramp at 2805 Maplewood Road (Hermitage Park) (Parcel 777-746-7298),

zoned R-4, One-family Residence District (Brookland). The front yard setback is not met. The applicant has 23 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 12 feet front yard setback.

A -034-04 Fairfield **approved**

MARTHA HERBERT requests a variance from Section 24-95(c)(2) to allow the existing dwelling to remain at 1009 La Von Drive (Lakeside Terrace) (Parcel 785-752-2408), zoned R-3, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 23 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 2 feet rear yard setback.

UP-012-04 Varina **approved**

SIMONS HAULING COMPANY, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 2655 Lacywood Lane (Parcel 840-722-1635), zoned A-1, Agricultural District (Varina).

A -038-04 Varina **approved**

MARGARET FIRESTONE requests a variance from Section 24- 9 to build a one-family dwelling at 6534 Monahan Road (Parcel 820-702-5724), 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 -031-04 Varina **approved**

SARAH J. BRITT requests a variance from Section 24- 9 to build a one-family dwelling at 4720 South Laburnum Avenue (Parcel 816-715-1082), zoned R-3, One-family Residence 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 -144-03 Fairfield **approved**

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.