

Henrico County Board of Zoning Appeals

Thursday, August 26, 2004

A -107-04 Brookland **withdrawn**
BOB AND JANE CATHER request a variance from Section 24-94 to build a front porch at 10220 Acworth Drive (Bretton Woods) (Parcel 769-765-3474), zoned R-2, One-family Residence District (Brookland). The front yard setback is not met. The applicants propose 37 feet front yard setback, where the Code requires 45 feet front yard setback for the proposed front porch. The applicants request a variance of 8 feet front yard setback.

A -102-04 Fairfield **approved**
RUTH VAIDEN requests a variance from Section 24-95(q)(5) to build a sunroom at 2625 Park Green Way (Mountain Glen) (Parcel 773-765-7991), zoned R-3A, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant proposes 27 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicant requests a variance of 3 feet rear yard setback.

UP-021-04 Brookland **withdrawn**
LAKESIDE RECREATION ASSOCIATION requests a conditional use permit pursuant to Section 24-12(b) to enclose an existing swimming pool at 2434 Swartwout Avenue (Parcel 776-753-8025), zoned R-3 and R-4, One-family Residence District (Brookland).

A -106-04 Brookland **approved**
JUDY C. CHAVIS requests a variance from Sections 24-95(c)(4) and (1) to allow the existing dwelling to remain at 6708 Delwood Street (Greendale Forest) (Parcel 771-747-7501), zoned R-4, One-family Residence District (Brookland). The front yard setback and least side yard setback are not met. The applicant has 16 feet front yard setback and 3 feet minimum side yard setback, where the Code requires 35 feet front yard setback and 7 feet minimum side yard setback. The applicant requests a variance of 19 feet front yard setback and 4 feet minimum side yard setback.

A -090-04 Brookland **approved**
GENWORTH FINANCIAL requests a variance from Section 24-104(g)(3) to install a second sign at 6610 West Broad Street (Parcel 769-744-0752), zoned O-3, Office District (Brookland). The sign area requirement and maximum number of signs are not met. The applicant proposes a second sign on the building, where the Code allows only 1 sign on a building. The applicant requests a variance to add an additional sign.

A -093-04 Brookland **denied**
PINKHAS PINKHASOV requests a variance from Section 24-95(i)(2)a. to build a detached garage at 4722 Wistar Road (Westwood Heights) (Parcel 765-751-9713), zoned R-3, One-family Residence District (Brookland). The accessory structure lot coverage requirement is not met. The applicant proposes accessory structures totalling 1,376 square feet, where the Code allows 960 square feet total. The applicant requests a variance of 416 square feet accessory structure area.

A -101-04 Three Chopt **approved**
SCOTT W. ZIEGLER requests a variance from Section 24-94 to build an addition at 13537 Cotley Lane (Foxhall) (Parcel 731-761-8033), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 33 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback.

A -098-04 Tuckahoe **approved**
E. CHARLES HIATT, JR. requests a variance from Sections 24-94 and 24-95(i)(1) to build a sunroom and deck at 2551 Brookstone Lane (Kingcrest) (Parcel 737-754-0870), zoned R-4C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback and setback for a deck are not met. The applicant proposes 29 feet rear yard setback and 21 feet setback for the deck, where the Code requires 35 feet rear yard setback and 25 feet setback for the deck. The applicant requests a variance of 6 feet rear yard setback and 4 feet setback for the deck.

A -103-04 Tuckahoe **approved**
DAVID MCKENNEY requests a variance from Section 24-94 to build an addition at 1809 Oakway Drive (Wellington) (Parcel 741-748-1235), zoned R-2, One-family Residence District (Tuckahoe). The front yard setback and least side yard setback are not met. The applicant proposes 31 feet front yard setback and 13 feet minimum side yard setback, where the Code requires 45 feet front yard setback and 15 feet minimum side yard setback. The applicant requests a variance of 14 feet front yard setback and 2 feet minimum side yard setback.

A -099-04 Tuckahoe **approved**
STEPHEN AND CAROLINE BOWE request a variance from Section 24-94 to build an addition at 1711 Hollandale Road (Tuckahoe Village) (Parcel 735-744-6227), zoned R-2, One-family Residence District (Tuckahoe). The front yard setback and rear yard setback are not met. The applicants have 44 feet front yard setback and propose 26 feet rear yard setback, where the Code requires 45 feet front yard setback and 45 feet rear yard setback. The applicants request a variance of 1 foot front yard setback and 19 feet rear yard setback.

A -096-04 Tuckahoe **approved**
TAMARA KRANTZ FLEMING requests a variance from Sections 24-95(b)(5) and 24-95(c)(4) to build a one-family dwelling at 8715 Midway Road (Westhampton Settlement) (Parcel 751-739-8189), zoned R-3, One-family Residence District (Tuckahoe). The lot width requirement and total side yard setback are not met. The applicants have 50 feet lot width and 14 feet total side yard setback, where the Code requires 65 feet lot width and 15 feet total side yard setback. The applicants request a variance of 15 feet lot width and 1 foot total side yard setback.

A -104-04 Tuckahoe **denied**
JAMES AND MARY HEYWOOD request a variance from Section 24-94 to build an addition at 115 Santa Clara Drive (Sleepy Hollow Estates) (Parcel 748-735-2736), zoned R-1, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicants have 28 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicants request a variance of 22 feet rear yard setback.

A -100-04 Tuckahoe **approved**
WALTER S. AND SUSAN F. ROBERTSON request a variance from Sections 24-95(i)(2) and 24-94 to build an addition and a detached garage at 16 Bridgeway Road (Chatham Hills) (Parcel 763-731-5318), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement and least side yard setback are not met. The applicants propose 4 feet minimum side yard setback and a garage in the front yard, where the Code requires 20 feet minimum side yard setback and allows accessory structures in the rear yard. The applicants request a variance of 16 feet minimum side yard setback and an accessory structure in the front yard.

A -091-04 Varina **approved**
EUGENE M. WASHINGTON, II requests a variance from Section 24-95(b)(4) to build a one-family dwelling at 11 Lowell Street (E. S. Read) (Parcel 817-725-4081), zoned R-2A, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 9,776 square feet total lot area, where the Code requires 10,000 square feet total lot area. The applicant requests a variance of 224 square feet total lot area.

A -097-04 Varina **approved**
DAVID R. AND MARY B. WINSLOW request a variance from Sections 24-95(i)(2)b. and 24- 9 to build a one-family dwelling and a detached garage at 2700 Lacywood Lane (Parcel 841-721-5234 (part)), zoned A-1, Agricultural District (Varina). The accessory structure height requirement and public street frontage requirement are not met. The applicants have 0 feet public street frontage and propose an accessory structure 22 feet in height, where the Code requires 50 feet public street frontage and allows an accessory structure height of 15 feet. The applicants request a variance of 50 feet public street frontage and 7 feet accessory structure height.

A -094-04 Varina **approved**
BRUCE A. MILLER requests a variance from Section 24- 9 to build a one-family dwelling at 7060 Charles City Road (Parcel 860-693-9106 (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.

A -105-04 Varina **approved**
CRAIG A. KELLY requests a variance from Section 24- 9 to build a one-family dwelling at 7984 Turner Road (Parcel 829-688-6831 (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.

A -095-04 Varina **approved**
ANGELA L. GOODE requests a variance from Section 24-94 to allow a one-family dwelling to remain at 12111 Pinefields Court (Whispering Pines East) (Parcel 821-695-3102), zoned C-1, Conservation District and R-2AC, One-family Residence District (Conditional) (Varina). The front yard setback is not met. The applicant has 44 feet front yard setback, where the Code requires 45 feet front yard setback. The applicant requests a variance of 1 foot front yard setback.

A -060-04 Three Chopt **withdrawn**
JOSEPH P. MARCHETTI, JR. requests a variance from Section 24-94 to allow the existing building to remain at 3301 Church Road (Parcel 746-757-7922), zoned A-1, Agricultural District (Three Chopt). The least side yard setback is not met. The applicant has 7 feet minimum side yard setback, where the Code requires 20 feet minimum side yard setback. The applicant requests a variance of 13 feet minimum side yard setback.

A -092-04 Varina **denied**
GARY L. PRICE appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 9490 Osborne Turnpike (Parcel 806-673-1937), zoned A-1, Agricultural District (Varina).

A -089-04 Tuckahoe **denied**
LORI L. BRENDLINGER requests a variance from Sections 24- 9 and 24-94 to build a one-family dwelling at 2431 Pump Road (Parcel 741-753-0370 (part)), zoned A-1, Agricultural District (Tuckahoe). The public street frontage requirement and total lot area requirement are not met. The applicant proposes 0.88 acre total lot area and 0 feet public street frontage, where the Code requires 1 acre total lot area and 150 feet public street frontage. The applicant requests a variance of 0.12 acre total lot area and 150 feet public street frontage.