Henrico County Board of Zoning Appeals Thursday, December 16, 2004

A -153-04 Three Chopt approved LAURIE A. VONG requests a variance from Section 24-95(i)(2)c. to allow a tool shed to remain at 2509 Skeet Street (West Wistar) (Parcel 764-749-3758), zoned R-3, One-family Residence District (Three Chopt). The accessory structure setback is not met. The applicant proposes 4 feet between an accessory structure and the principal building, where the Code requires 10 feet between an accessory structure and the principal building. The applicant requests a variance of 6 feet distance between an accessory structure and the principal building.

A -152-04 Brookland approved MANN KIDWELL SHADE CORP. requests a variance from Section 24-94 to build a loading dock and canopy at 6011 W Broad Street (Westwood) (Parcel 770-741-2406), zoned B-3, Business District (Brookland). The rear yard setback is not met. The applicant proposes 29 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 11 feet rear yard setback.

A -151-04 Three Chopt deferred ROBERT AND DARLENE DERKITS request a variance from Section 24-95(i)(2) to build a detached garage at 1800 Le-Suer Road (Riohondo Hills) (Parcels 758-746-1659 and 2466), zoned R-2, One-family Residence District (Three Chopt). The accessory structure location requirement is not met. The applicants propose an accessory structure in the front yard, where the Code allows accessory structures in the rear vard. The applicants request a variance to allow an accessory structure in the front yard.

UP-029-04 Tuckahoe approved GASKINS & PATTERSON, INC. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to install a temporary sales trailer at 9601 Patterson Avenue (Grayson Hill) (Parcel 745-741-0907), zoned RTHC, Residential Townhouse District (Conditional) (Tuckahoe).

Tuckahoe approved COUNTRY CLUB OF VIRGINIA requests a conditional use permit pursuant to Section 24-12(b) to build a maintenance building at 710 S Gaskins Road (Parcel 735-733-6834), zoned R-0, One-family Residence District (Tuckahoe).

A -150-04 Three Chopt approved MITCHELL ROSENFELD AND LISA BERMAN request a variance from Section 24-94 to build an addition at 12027 Cottage Creek Court (Chapelwood) (Parcel 740-756-3387), zoned R-4, One-family Residence District and R-4C, One-family

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Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 33 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicants request a variance of 2 feet rear yard setback.

A -154-04 Fairfield LEASE FLORIDA LLC requests a variance from Section 24-94 to build a store at 421 E Laburnum Avenue (New Providence Park) (Parcel 794-738-0040), zoned B-1, Business District (Fairfield). The rear yard setback is not met. The applicant proposes 15 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 25 feet rear yard setback.

Varina A -149-04 approved CAROL POWERS requests a variance from Sections 24-95(i)(2) and (2)a. to build a detached garage at 5211 Randall Avenue (Linnhaven Court) (Parcel 805-713-8304), zoned R-4, One-family Residence District (Varina). The accessory structure location requirement and accessory structure lot coverage requirement are not met. The applicant proposes 988 square feet of accessory structures in the front yard, where

the Code allows 683 square feet of accessory structures in the rear yard. The applicant requests a variance of 305 square feet of accessory structures in the front yard.

Varina approved GILLIES CREEK INDUSTRIAL RECYCLING, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 2980 Meadow Road (Parcel 843-720-7272), zoned A-1, Agricultural District (Varina).

A -147-04 Fairfield STANLEY J. SCHERMERHORN requests a variance from Section 24-9 to build a one-family dwelling at 11320 Winfrey Road (Parcels 779-774-3922 (part) and 779-773-0293 (part)), zoned A-1, Agricultural District (Fairfield). 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.

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