

Henrico County Board of Zoning Appeals

Thursday, January 22, 2004

UP-003-04

Varina

approved

GILLIES CREEK requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 6650 Hines Road (Parcels 855-695-5768 and 8710), zoned A-1, Agricultural District (Varina).

UP-002-04

Varina

deferred

W. C. ENGLISH INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 6919 Monahan Road (Parcel 823-698-3046), zoned A-1, Agricultural District (Varina).

UP-001-04

Varina

approved

W. C. ENGLISH, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 3591 Britton Road (Parcels 826-697-0978 and 827-697-3933), zoned A-1, Agricultural District (Varina).

A -005-04

Three Chopt

approved

CAROL CHAVEZ requests a variance from Section 24-94 to enclose the existing screened porch at 10804 St Anton Circle (Village at Innsbrook) (Parcel 752-763-1492), zoned R-3AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 27 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback.

A -004-04

Brookland

deferred

ABID KRAK appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 5401 Dickens Road (Parcel 773-744-3103), zoned R-2, One-family Residence District (Brookland).

A -003-04

Three Chopt

approved

WARREN COLEMAN requests a variance from Section 24-94 to build an addition with porch at 3801 Reynard Court (Foxhall) (Parcel 730-761-8800), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 40 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback.

A -002-04

Varina

denied

JORGE VARGAS requests a variance from Section 24-95(i)(2)d. to allow a tool shed to remain at 2410 Williamsburg Road (Kemps Place) (Parcel 806-714-7322), zoned R-4, One-family Residence District (Varina). The least side yard setback is not met.

The applicant has 2 feet side yard setback, where the Code requires 3 feet side yard setback. The applicant requests a variance of 1 foot side yard setback.

UP-027-03 Brookland **deferred**

HOLIDAY BARN KENNEL requests a conditional use permit pursuant to Section 24-52(c) to expand the existing kennel at 3800 Mountain Road (Parcel 765-771-4745), zoned A-1, Agricultural District (Brookland).

A -145-03 Tuckahoe **approved**

BILLY E. STANDLEY, JR. requests a variance from Sections 24-95(i)2 and 24-94 to construct a front porch and rear addition at 10007 Falconbridge Drive (Raintree East) (Parcel 747-750-1684), zoned R-2A, One-family Residence District (Tuckahoe). The accessory structure location requirement and front yard setback are not met. The applicant proposes to build an addition that will result in the existing garage being in the side yard and to build a porch that will encroach into the required front yard. The Code allows accessory structures in the rear yard. The applicant requests a variance to allow the existing garage to remain. The applicant also proposes a front yard setback of 41 feet. The Code requires a front yard setback of 45 feet. The applicant requests a variance of 4 feet.

A -144-03 Fairfield **deferred**

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.

A -143-03 Fairfield **approved**

SUNTECH HOMES requests a variance from Section 24-95(q)(5) to build a one-family dwelling at 10600 Sherwin Place (Magnolia Ridge) (Parcel 781-769-9301), zoned R-3AC, One-family Residence District (Conditional) (Fairfield). The lot width requirement is not met. The applicant has 56 feet lot width, where the Code requires 60 feet lot width. The applicant requests a variance of 4 feet lot width.