

Henrico County Board of Zoning Appeals

Thursday, March 25, 2004

A -031-04

Varina

deferred

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 -030-04

Brookland

approved

VELOCITY SPORTS requests a variance from Section 24-96(b) to operate a sports training facility at 2812 East Parham Road (Parcel 772-756-7275), zoned M-1, Light Industrial District (Brookland). The required number of parking spaces is not met. The applicant has 37 parking spaces where the Code requires 91 parking spaces. The applicant requests a variance of 54 parking spaces.

A -027-04

Fairfield

approved

PETERSON CONSTRUCTION COMPANY requests a variance from Section 24-95(c)(4) to build a one-family dwelling at 1305 Virginia Avenue (Biltmore) (Parcel 783-761-5213), zoned R-4, One-family Residence District (Fairfield). The front yard setback is not met. The applicant proposes 24 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 11 feet front yard setback.

A -028-04

Fairfield

approved

PETERSON CONSTRUCTION COMPANY requests a variance from Section 24-95(c)(4) to build a one-family dwelling at 1307 Virginia Avenue (Biltmore) (Parcel 783-761-4812), zoned R-4, One-family Residence District (Fairfield). The front yard setback is not met. The applicant proposes 24 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 11 feet front yard setback.

A -024-04

Three Chopt

approved

THEODORE CLARK requests a variance from Section 24-94 to build an addition at 5834 Shady Hills Way (Shady Ridge) (Parcel 744-777-8399), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 36 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

A -025-04 Tuckahoe **approved**
KAREN JOHNSON requests a variance from Section 24-94 to build an addition at 9605 Woodstream Drive (Quail Run) (Parcel 749-752-8007), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback and rear yard setback are not met. The applicant proposes 8 feet minimum side yard setback and 37 feet rear yard setback, where the Code requires 12 feet minimum side yard setback and 40 feet rear yard setback. The applicant requests a variance of 4 feet minimum side yard setback and 3 feet rear yard setback.

UP-006-04 Tuckahoe **approved**
WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to park two temporary storage trailers at 401 North Parham Road (Parcel 753-736-0655), zoned R-1, One-family Residence District (Tuckahoe).

A -029-04 Tuckahoe **approved**
DAVID NEELY requests a variance from Section 24-95(c)(1) to build an addition at 1014 Sharon Lane (University Heights Addition) (Parcel 755-740-4833), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant proposes 4 feet minimum side yard setback, where the Code requires 13 feet minimum side yard setback. The applicant requests a variance of 9 feet minimum side yard setback.

A -023-04 Tuckahoe **approved**
WILLIAM AND PHYLLIS ROXBURGH request a variance from Section 24-95(c)(1) to enclose the existing porch at 8502 Rivermont Drive (Rivermont) (Parcel 754-739-3575), zoned R-3, One-family Residence District (Tuckahoe). The total side yard setback is not met. The applicants have 20 feet total side yard setback, where the Code requires 24 feet total side yard setback. The applicants request a variance of 4 feet total side yard setback.

UP-008-04 Varina **approved**
DOMINION VIRGINIA POWER requests a conditional use permit pursuant to Sections 24-52(a) and 24-116(c)(2) to build an electrical substation at 2156 Charles City Road (Parcel 811-713-9128), zoned A-1, Agricultural District (Varina).

UP-007-04 Varina **approved**
RESOURCE DEVELOPMENT ASSOCIATES requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 1801 Kingsland Road (Parcel 818-676-5915), zoned A-1, Agricultural District (Varina).

A -026-04 Varina **approved**
MIKE AND NICOLE MCCABE request a variance from Sections 24-10(b) and 24-95(i)(2) to build a barn and fenced pasture at 6521 Osborne Turnpike (Parcel 801-702-4485), zoned R-3, One-family Residence District (Varina). The agricultural distance requirements and accessory structure lot coverage requirement are not met. The applicants propose 2,673 square feet of accessory structures and 70 feet distance from a dwelling, where the Code allows 960 square feet of accessory structure and requires 400 feet distance from a dwelling. The applicants request a variance of 1,713 square feet of accessory structures and 330 feet distance from a dwelling.

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.

UP-004-04 Tuckahoe **deferred**
COUNTRY CLUB OF VIRGINIA requests a conditional use permit pursuant to Section 24-12(b) to add a maintenance building and parking area at 710 S Gaskins Road (Parcel 735-733-6834), zoned R-0, One-family Residence District (Tuckahoe).

A -020-04 Varina **denied**
CONVENIENCE RETAILERS requests a variance from Section 24-94 to build a 4-bay car wash at 400 West Nine Mile Road (Highland Springs) (Parcel 822-725-1143), zoned B-3C, Business District (Conditional) (Varina). The rear yard setback is not met. The applicant has 25 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 15 feet rear yard setback.

A -021-04 Varina **approved**
GOODING CONSTRUCTION requests a variance from Section 24-95(b)(6) to build a one-family dwelling at 126 North Fern Avenue (Highland Springs) (Parcel 823-725-5293 (part)), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet of lot area, where the Code requires 6,000 square feet of lot area. The applicant requests a variance of 1,000 square feet of lot area.