

Henrico County Board of Zoning Appeals

Thursday, September 23, 2004

UP-025-04 Brookland **approved**
COKESBURY BOOKSTORE requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a tent sale at 3700 West End Drive (Parcel 759-757-0604), zoned B-2, Business District (Brookland).

A -118-04 Three Chopt **approved**
JON SLAUNWHITE requests a variance from Section 24-94 to build a roof over the existing deck at 11725 Cobblestone Landing Court (Cobblestone Landing at Twin Hickory) (Parcel 742-765-0293), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 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 -109-04 Three Chopt **approved**
DOUG BAXTER requests a variance from Section 24-94 to build an attached garage at 2821 Dalkeith Drive (Glen Gary) (Parcel 735-757-9405), zoned R-4C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 10 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 25 feet rear yard setback.

A -115-04 Three Chopt **approved**
LAURIE D. MORAN requests a variance from Section 24-94 to build an attached garage at 12905 Church Road (Colonies at Wilde Lake) (Parcel 729-757-6451), zoned R-2A, One-family Residence District (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.

UP-024-04 Tuckahoe **approved**
DAN SIMOND requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a temporary sales stand and amusements at 12496 Gayton Road (Parcel 732-751-4078), zoned B-3, Business District (Tuckahoe).

UP-022-04 Tuckahoe **approved**
WEST END ASSEMBLY OF GOD requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to provide a mobile box office for holiday production at 401 Parham Road (Parcel 753-736-0655), zoned R-1, One-family Residence District (Tuckahoe).

A -116-04 Tuckahoe **approved**
THOMAS H. TROW requests a variance from Section 24-94 to build a one-family dwelling at 107 Running Cedar Lane (Countryside) (Parcel 751-733-6826), zoned R-1, One-family Residence District (Tuckahoe). The front yard setback is not met. The applicant proposes 30 feet front yard setback, where the Code requires 50 feet front yard setback. The applicant requests a variance of 20 feet front yard setback.

A -113-04 Tuckahoe **approved**
RICHARD H. DILWORTH requests a variance from Sections 24-95(i)(2) and 24-94 to allow the dwelling to remain and build a garage at 8000 Cameron Road (Westham Ridge) (Parcel 757-733-6822), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement and front yard setback are not met. The applicant has 40 feet front yard setback and proposes a detached garage in the side yard, where the Code requires 50 feet front yard setback and allows accessory structures in the rear yard. The applicant requests a variance of 10 feet front yard setback and an accessory structure in the side yard.

A -108-04 Tuckahoe **denied**
DAVID BOTH requests a variance from Section 24-94 to build an addition at 413 Westham Parkway (Westham) (Parcel 758-737-5724), zoned R-1, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant proposes 14 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicant requests a variance of 36 feet rear yard setback.

A -111-04 Tuckahoe **approved**
JENNIFER MOSMAN requests a variance from Section 24-95(k) to build a detached garage at 7608 Cheshire Road (Westham) (Parcel 760-738-6314), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant has 16 feet rear yard setback on a reverse corner lot, where the Code requires 55 feet rear yard setback. The applicant requests a variance of 39 feet rear yard setback.

A -120-04 Three Chopt **withdrawn**
MMG ENTERPRISES, LLC requests a variance from Section 24-96(b) to remodel an existing office building at 1600 Forest Avenue (Forest Office Park) (Parcel 759-743-6198), zoned O-2, Office District (Three Chopt). The required number of parking spaces is not met. The applicant has 46 parking spaces, where the Code requires 51 parking spaces. The applicant requests a variance of 5 parking spaces.

A -117-04 Brookland **approved**
HUGH W. OWENS requests a variance from Section 24-96(c) to build an office building and parking lot at 6500 Old Bethlehem Road (Parcel 770-745-1768), zoned O-2C, Office District (Conditional) (Brookland). The parking lot location requirement is not met. The applicant proposes 5 feet parking lot landscape strip, where the Code requires 15 feet parking lot landscape strip. The applicant requests a variance of 10

feet parking lot landscape strip.

A -114-04 Brookland **denied**
JACQUE A. BOWMASTER requests a variance from Section 24-94 to subdivide and build a one-family dwelling at 2218 Oakwood Lane (Park View) (Parcel 780-746-4984), zoned R-4, One-family Residence District (Brookland). The front yard setback, lot width requirement, least side yard setback, total lot area requirement, and total side yard setback are not met. The applicant proposes 6,690 square feet total area, 41 feet lot width, 20 feet front yard setback, 5 feet minimum side yard setback, and 17 feet total side yard setback, where the Code requires 8,000 square feet total area, 65 feet lot width, 35 feet front yard setback, 10 feet minimum side yard setback, and 25 feet total side yard setback. The applicant requests a variance of 1,310 square feet total area, 24 feet lot width, 15 feet front yard setback, 5 feet minimum side yard setback and 8 feet total side yard setback.

A -110-04 Fairfield **approved**
RICHMOND METRO HABITAT FOR HUMANITY requests a variance from Section 24-95(c)(1) to build a one-family dwelling at 3607 Ronnie Avenue (Pemberton Place) (Parcel 802-734-1076), zoned R-4, One-family Residence District (Fairfield). The total side yard setback is not met. The applicant proposes 15 feet total side yard setback, where the Code requires 15.3 feet total side yard setback. The applicant requests a variance of 0.3 foot total side yard setback.

UP-023-04 Varina **approved**
SANDSTON MOOSE LODGE requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a turkey shoot at 4505 Oakleys Lane (Parcel 818-719-0377), zoned A-1, Agricultural District and M-1, Light Industrial District (Varina).

A -112-04 Varina **approved**
JEFFREY AND CARLA CALHOUN request a variance from Section 24-94 to allow the dwelling to remain and build a sunroom at 8090 Turner Road (Parcel 829-687-7318), zoned A-1, Agricultural District (Varina). The front yard setback is not met. The applicant has 39 feet front yard setback, where the Code requires 50 feet front yard setback. The applicant requests a variance of 11 feet front yard setback.

A -119-04 Varina **approved**
KEISHA ROGERS requests a variance from Sections 24-95(d)(2) and 24- 9 to build a one-family dwelling at 6261 Osborne Turnpike (Parcels 800-705-9611 (part) and 9028), zoned R-3, One-family Residence District (Varina). The lot width requirement and public street frontage requirement are not met. The applicant has 39 feet lot width and 39 feet public street frontage, where the Code requires 100 feet lot width and 50 feet public street frontage. The applicant requests a variance of 61 feet lot width and 11 feet public street frontage.

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.