

# ***Henrico County Board of Zoning Appeals***

***Thursday, January 27, 2005***

**A -009-05**

Brookland

**approved**

THOMAS A. MOSES requests a variance from Section 24-95(i)(2)b. to build a detached garage at 11509 Wood Brook Road (Rock Spring Estates) (Parcel 766-776-3336), zoned A-1, Agricultural District (Brookland). The accessory structure height requirement is not met. The applicant proposes a detached garage 18 feet in height, where the Code allows accessory structures 15 feet in height. The applicant requests a variance of 3 feet accessory structure height.

**A -002-05**

Three Chopt

**approved**

FRANCES K. ELWOOD requests a variance from Section 24-94 to build a sunroom on an existing deck at 5920 Herrick Place (Dominion Hills) (Parcel 742-776-0785), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 31 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 14 feet rear yard setback.

**A -003-05**

Three Chopt

**approved**

PAUL PENLAND requests a variance from Section 24-41(e) to build a sunroom over the existing deck at 4025 Bush Lake Place (Lexington Village) (Parcel 751-760-2157), zoned RTHC, Residential Townhouse District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 1 foot rear yard setback, where the Code requires 30 feet rear yard setback. The applicant requests a variance of 29 feet rear yard setback.

**A -005-05**

Three Chopt

**approved**

TOM AND MARY DOYLE request a variance from Section 24-95(q)(5) to build a screened porch on the existing deck at 11433 Ivy Home Place (Windsor Place West) (Parcel 743-757-5354), zoned R-3C, One-family 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 -011-05**

Three Chopt

**withdrawn**

DANIEL LONG requests a variance from Section 24-95(k) to build a detached garage at 11113 Bryans View Court (Church Trace) (Parcel 744-755-9247), zoned R-3, One-family Residence District (Three Chopt). The least side yard setback and rear yard setback are not met. The applicant proposes 25 feet minimum side yard setback and 8 feet rear yard setback, where the Code requires 65 feet minimum side yard setback and 12 feet rear yard setback. The applicant requests a variance of 40 feet minimum side yard setback and 4 feet rear yard setback.

**UP-001-05** Tuckahoe **approved**  
GASKINS CENTRE, L. C. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to install a temporary construction trailer at 711 Old Gaskins Road (Gaskins Centre) (Parcel 745-741-0907), zoned R-6C, General Residence District (Conditional) (Tuckahoe).

**A -010-05** Tuckahoe **approved**  
ALBERTA C. MILES requests a variance from Sections 24-95(b)(5) and 24-95(c)(4) to build a one-family dwelling at 8729 Midway Road (Westhampton Settlement) (Parcel 751-739-7189), zoned R-3, One-family Residence District (Tuckahoe). The lot width requirement and total side yard setback are not met. The applicant has 50 feet lot width and 18 feet total side yard setback, where the Code requires 65 feet lot width and 19.5 feet total side yard setback. The applicant requests a variance of 15 feet lot width and 1.5 feet total side yard setback.

**A -004-05** Tuckahoe **approved**  
CHALDEA F. MONTAGUE requests a variance from Section 24- 9 to build a one-family dwelling at 612 Fountain Lane (Parcel 755-739-0810 (part)), zoned R-3, One-family Residence District (Tuckahoe). 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 -008-05** Three Chopt **approved**  
BOUNTHOM RINTHALUKAY requests a variance from Section 24-95(c)(2) to build an addition at 6916 Staunton Avenue (Crestview) (Parcel 765-743-5059), zoned R-4A, One-family Residence District (Three Chopt). The rear yard setback is not met. The applicant proposes 23 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 2 feet rear yard setback.

**UP-003-05** Fairfield **deferred**  
CHAMBERLAYNE RECREATION ASSOCIATION requests a conditional use permit pursuant to Section 24-12(b) to amend the master plan for the recreation center at 317 North Wilkinson Road (Parcels 792-753-4981 and 9289), zoned R-2A, One-family Residence District (Fairfield).

**A -007-05** Fairfield **approved**  
KRISTEN KAHWAJY requests a variance from Section 24-95(c)(4) to build a front porch at 5404 Smith Avenue (Bloomingdale) (Parcel 782-744-7379), zoned R-4, One-family Residence District (Fairfield). The front yard setback is not met. The applicant proposes 17 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 18 feet front yard setback.

**A -001-05** Varina **deferred**  
LOANMAX requests a variance from Section 24-104(g)(2)c. to allow two signs to remain at 4802 South Laburnum Avenue (Laburnum Square) (Parcel 815-715-8232), zoned O-2, Office District (Varina). The maximum number of signs is not met. The applicant has 2 signs, where the Code allows 1 sign. The applicant requests a variance of 1 additional sign.

**UP-002-05** Varina **approved**  
VULCAN CONSTRUCTION MATERIALS requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 4230 New Market Road (Parcels 833-678-0193, 833-680-7719 and 836-667-5251), zoned A-1, Agricultural District (Varina).

**A -151-04** Three Chopt **approved**  
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 yard. The applicants request a variance to allow an accessory structure in the front yard.

**A -012-05** Tuckahoe **denied**  
ROBERT J. RAPPOLD, III appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 10307 Gayton Road (Canterbury East) (Parcel 744-745-2078), zoned R-2, One-family Residence District (Tuckahoe).

**A -006-05** Tuckahoe **approved**  
DAVID AND CATHERINE BOTH request 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 applicants propose 25 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicants request a variance of 25 feet rear yard setback.