

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

***Thursday, June 23, 2005***

**A -077-05** Brookland

**denied**

KATHY S. LOCKE requests a variance from Sections 24-95(i)(2)c. and 24-95(q)(5) to build an addition at 10231 Acworth Drive (Bretton Woods) (Parcel 768-765-9425), zoned R-2, One-family Residence District (Brookland). The accessory structure setback and least side yard setback are not met. The applicant proposes 2 feet side yard setback and 5 feet accessory structure setback, where the Code requires 10 feet side yard setback and 10 feet accessory structure setback. The applicant requests a variance of 8 feet side yard setback and 5 feet accessory structure setback.

**A -058-05** Brookland

**deferred**

DAVID A. MORSE appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 11008 Ryall Road (Parcel 776-770-4876), zoned A-1, Agricultural District (Brookland).

**A -059-05** Brookland

**denied**

MARIA ANDERSON-DAVIS requests a variance from Section 24-94 to build a one-family dwelling at 5130 Springfield Road (Parcel 755-768-5065), zoned A-1, Agricultural District (Brookland). The lot width requirement, least side yard setback, and total side yard setback are not met. The applicant has 118 feet lot width, 15 feet minimum side yard setback and 31 feet total side yard setback, where the Code requires 150 feet lot width, 20 feet minimum side yard setback and 50 feet total side yard setback. The applicant requests a variance of 32 feet lot width, 5 feet minimum side yard setback and 19 feet total side yard setback.

**A -068-05** Brookland

**denied**

MATTHEW HAWKINS requests a variance from Section 24-94 to build an attached garage at 9621 Fireside Drive (Hearthside Ridge) (Parcel 755-766-5739), zoned R-3AC, One-family Residence District (Conditional) (Brookland). The least side yard setback and total side yard setback are not met. The applicant has 8 feet minimum side yard setback and 20 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 25 feet total side yard setback. The applicant requests a variance of 2 feet minimum side yard setback and 5 feet total side yard setback.



**A -069-05** Tuckahoe **denied**  
ARIEL SKELLEY requests a variance from Section 24-95(i)(2) to build an in-ground pool and gazebo at 13 Highland Road (Westham) (Parcel 759-731-8984), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement is not met. The applicant proposes a pool and gazebo in the front yard, where the Code allows accessory structures in the rear yard.

**A -060-05** Fairfield **denied**  
JULIE STEVENS AND LINDA HAMILTON request a variance from Section 24-95(i)(2) to build a shed at 1206 Haverhill Road (Wildwood) (Parcel 787-754-6989), zoned R-2, One-family Residence District (Fairfield). The accessory structure location requirement is not met. The applicants propose a shed in the side yard, where the Code allows accessory structures in the rear yard.

**A -075-05** Varina **approved**  
CLINTON S. CARTER, JR. requests a variance from Section 24-94 to build a one-family dwelling at 120 N Cedar Avenue (Highland Springs) (Parcel 822-726-9040 (part)), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 1,000 square feet total lot area.

**A -066-05** Varina **approved**  
CHRISTINE W. PEARSON requests a variance from Section 24- 9 to build a one-family dwelling at 1301 Hatteras Road (Parcel 839-724-2208), zoned A-1, Agricultural District and C-1, Conservation 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 -073-05** Varina **denied**  
COMFORT HOMES requests a variance from Section 24-94 to build a one-family dwelling at 4160 E Williamsburg Road (Parcel 849-712-4147 (part)), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 50 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 100 feet lot width.

**A -070-05** Varina **approved**  
THAGARD DEAN requests a variance from Section 24- 9 to build a one-family dwelling at 6079 White Oak Road (Parcel 858-708-1205 (part)), zoned A-1, Agricultural 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 -064-05**

Varina

**approved**

JASON S. KELLY requests a variance from Section 24- 9 to build a one-family dwelling at 7978 Turner Road (Parcel 829-688-2319), zoned A-1, Agricultural 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.

**UP-012-05**

Varina

**approved**

ROSS RUN LLC requests a conditional use permit pursuant to Section 24-12(b) to Operate a private nonprofit recreation facility at Kidwelly Lane (Castleton) (Parcel 825-692-8035 (part)), zoned R-3AC, One-family Residence District (Conditional) (Varina).

**A -076-05**

Varina

**denied**

ROSS RUN LLC requests a variance from Section 24-96(c) to park in the front and side yards at Kidwelly Lane (Castleton) (Parcel 825-692-8035 (part)), zoned R-3AC, One-family Residence District (Conditional) (Varina). The parking lot location requirement is not met. The applicant proposes parking in the front and side yards of the proposed recreation center, where the Code allows parking in the rear yard.

**A -063-05**

Varina

**denied**

MILTON R. JEFFERS requests a variance from Section 24-95(i)(2)b. to build a 2-story detached garage at 1733 Old Oakland Road (Parcel 807-705-5976), zoned A-1, Agricultural District (Varina). The accessory structure height requirement is not met. The applicant proposes a detached garage 20 feet in height, where the Code allows accessory structures 15 feet in height. The applicant requests a variance of 5 feet accessory structure height.