HENRICO COUNTY

BOARD OF ZONING APPEALS AGENDA

FOR

APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS

AUGUST 22, 2013

9:00 AM

BOARD OF ZONING APPEALS
Gregory R. Baka
Gentry Bell
Helen E. Harris
J. W. Nunnally
R. A. Wright

ZONING DIVISION - DEPARTMENT OF PLANNING
R. Joseph Emerson, Jr., AICP, Director of Planning
David D. O'Kelly, Asst Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner III
R. Miguel Madrigal, County Planner
June Redford, GIS Technician
Angela Roberts, Office Assistant
New Applications

VAR2013-00005
9700 LLC requests a variance from Section 24-95(e)(1) of the County Code to build a one-family dwelling at 10109 Highview Ave (GREENWOOD HEIGHTS) (Parcel 780-766-7174) zoned One-Family Residential District (R-4) (Fairfield). The total lot area requirement is not met. The applicant proposes 14,400 square feet total lot area, where the Code requires 15,000 square feet total lot area. The applicant requests a variance of 600 square feet total lot area.

Approved

CUP2013-00020
ELKE IVIC requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow an accessory structure in the front yard at 222 Robin Ave (ROBIN PARK) (Parcel 818-729-4833) zoned One-Family Residential District (R-3) (Varina).

Approved

VAR2013-00006
S & L CREATIVE VISIONS, LLC requests a variance from Section 24-94 of the County Code to replace the existing building at 837 Azalea Ave (Parcel 788-744-0451) zoned Business District (B-2) (Fairfield). The front yard setback is not met. The applicant proposes 5 feet front yard setback, where the Code requires 15 feet front yard setback. The applicant requests a variance of 10 feet front yard setback.

Denied

CUP2013-00021
EASTERN HENRICO RURITAN CLUB requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to allow a turkey shoot at 3808 Nine Mile Rd (Parcel 806-723-4768) zoned Agricultural District (A-1) (Varina).

Approved

CUP2013-00022
GLENSDA SCHROEDER requests a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a private noncommercial kennel at 10724 Pruett Ln (MAGNOLIA RIDGE) (Parcel 781-770-4663) zoned One-Family Residential District (R-2AC) (Fairfield).

Approved

VAR2013-00007
CHARLOTTE VIA ALLRED requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 8002 Patterson Ave (BEVERLY HILLS) (Parcel 758-741-2623) zoned One-Family Residential District (R-3) (Tuckahoe). The lot width requirement and total lot area requirement are not met. The applicant proposes 6,200 square feet total lot area and 60 feet lot width, where the Code requires 8,000 square feet total lot area and 65 feet lot width. The applicant requests a variance of 1,800 square feet total lot area and 5 feet lot width.

Approved

CUP2013-00023
KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 4816 S Laburnum Ave (LABURNUM SQUARE) (Parcel 815-714-7661) zoned Business District (B-2) and Business District (B-3) (Varina).

Approved
CUP2013-00024 Approved

KROGER COMPANY requests a conditional use permit pursuant to Section 24-116(c)(1) of the County Code to hold a special event at 9480 W Broad St (Parcel 756-758-4127) zoned Business District (B-2) (Brookland).