

**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



*County of Henrico, Virginia*  
*Board of Zoning Appeals*

Henrico County Government Center  
Board Room of the County Administration Building  
4301 E Parham Road, Henrico, Virginia

**Thursday, August 22, 2013**

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 lot total lot area.
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- 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).
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- 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.
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- 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).
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- Approved**
- CUP2013-00022** GLENDA 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).
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- 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.
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- 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).
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- Approved**

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**CUP2013-00024** 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).  
**Approved**

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