HENRICO COUNTY

BOARD OF ZONING APPEALS AGENDA

FOR

APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS

AUGUST 27, 2015

9:00 AM

BOARD OF ZONING APPEALS
Gregory R. Baka
Gentry Bell
Dennis J. Berman
Helen E. Harris
Mark W. Romers

ZONING DIVISION - DEPARTMENT OF PLANNING
R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner III
R. Miguel Madrigal, County Planner
June Redford, GIS Technician
Sally Ferrell, Account Clerk
Deferred from Previous Meeting

VAR2015-00007  MIKA AND HENNA E. ELOVAARA request a variance from Sections 24-95(c)(4) and 24-95(i)(1) of the County Code to allow the existing improvements to remain at 1804 Rockwood Rd (BERKELEY PARK) (Parcel 761-746-9054) zoned One-Family Residential District (R-3) (Tuckahoe). The front yard setback is not met. The applicants propose 29 feet front yard setback and steps extending 11 feet, where the Code requires 35 feet front yard setback and allows steps extending 10 feet. The applicants request a variance of 6 feet front yard setback and steps extending 1 foot.

Denied

New Applications

CUP2015-00026  ROBERT LANPHEAR 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 506 Old Providence Cir (CARTER'S RIDGE) (Parcel 754-738-8730) zoned One-Family Residential District (R-3) (Tuckahoe).

Approved

VAR2015-00009  ROBERT AND JANET KONDAKOR request a variance from Section 24-9 of the County Code to build a one-family dwelling at 9440 James St (DEEP BOTTOM FARMS) (Parcel 829-673-0296) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicants propose 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicants request a variance of 50 feet public street frontage.

Approved

VAR2015-00010  DEBRA J. O'BRIEN requests a variance from Section 24-94 of the County Code to build an attached two-car garage at 8925 Rearden Rd (MOORELAND FARMS) (Parcel 744-732-6089) zoned One-Family Residential District (R-1) (Tuckahoe). The rear yard setback is not met. The applicant proposes 46 feet rear yard setback, where the Code requires 50 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

Denied