

**HENRICO COUNTY**  
**BOARD OF ZONING APPEALS AGENDA**  
**FOR**  
**APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS**

**JANUARY 28, 2016**

**9:00 AM**



**BOARD OF ZONING APPEALS**

Gregory R. Baka  
Gentry Bell  
Dennis J. Berman  
Helen E. Harris  
William M. Mackey, Jr.

**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



*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, January 28, 2016**

New Applications

**VAR2016-00001**

**Approved**

RICKY D. BLUNT, JR. requests a variance from Section 24-10(b) of the County Code to build a barn and fenced pasture at 3805 Creighton Rd (Parcel 811-730-5661) zoned Agricultural District (A-1) (Fairfield). The agricultural distance requirements is not met. The applicant proposes 60 feet from enclosure to dwelling, where the Code requires 400 feet from enclosure to dwelling. The applicant requests a variance of 340 feet from enclosure to dwelling.

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**VAR2016-00002**

**Approved**

JOHN AND DONNA DEAL request a variance from Section 24-9 of the County Code to build a one-family dwelling at 1474 Battery Hill Dr (Parcel 803-677-9363) zoned One-Family Residential District (R-2A) (Varina). The public street frontage requirement is not met. The applicant propose 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant request a variance of 50 feet public street frontage.

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**VAR2016-00003**

**Approved**

MATT FERGUSON PROPERTIES, LLC requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 8005 Edith Hill Ct (OSBORNE HEIGHTS) (Parcel 803-688-4810) zoned Agricultural District (A-1) (Varina). The lot width requirement and side yard setback are not met. The applicant proposes 85 feet lot width and 46 feet sum of side yards, where the Code requires 150 feet lot width and 50 feet sum of side yards. The applicant requests a variance of 65 feet lot width and 4 feet sum of side yards.

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**VAR2016-00004**

**Approved**

MATT FERGUSON PROPERTIES, LLC requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 8001 Edith Hill Ct (OSBORNE HEIGHTS) (Parcel 803-688-2402) zoned Agricultural District (A-1) (Varina). The lot width requirement is not met. The applicant proposes 100 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 50 feet lot width.

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**CUP2016-00001**

**Approved**

SHOPPES AT WILLOW LAWN requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to hold a special event at 1601 Willow Lawn Dr (Parcel 773-736-6272) zoned Business District (B-2) (Brookland).

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